

2011 Action Plan



City of Indianapolis
Division of Community Economic
Development
November 16, 2010



Second Program Year Action Plan

The CPMP Second Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2 Action Plan Executive Summary:

As a major United States Metropolitan Area, the City of Indianapolis receives funding from the Federal Government through four United States Department of Housing and Urban Development (HUD) entitlement programs administered by the Department of Metropolitan Development.

The City of Indianapolis' 2010-2014 Consolidated Plan identifies housing and community development needs and establishes goals to be accomplished with these four Federal grant programs. The Programs include the Community Development Block Grant (CDBG), the Home Investment Partnerships Program (HOME), the American Dream Down payment Initiative Program (ADDI), the Emergency Shelter Grant (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). Each year the Consolidated Plan is updated through an Annual Action Plan, which identifies the City's implementation and administration plans for these entitlement programs. This is the first Annual Action Plan for the 2010-2014 periods.

The City of Indianapolis will also use two additional resources from HUD. These two sources are the Continuum of Care grant and the Neighborhood Stabilization Program funds. The Continuum of Care grant is a competitive grant the City of Indianapolis applies for each year to address the needs of the homeless population. The Neighborhood Stabilization Program funds are a one-time grant as part of the Housing and Economic Recovery Act of 2008, to alleviate problems neighborhoods hit hard by the housing collapse and changing economy. The City of Indianapolis will have until the conclusion of 2011 to invest these dollars.

In 2011, the City anticipates receiving approximately \$16 million for these entitlement programs. This 2011 Action Plan presents the City's strategy for allocating entitlement dollars to activities that will assist in achieving the goals set

forth in the 2010-2014 Consolidated Plan. The chart below shows the breakdown of funding for 2011 relating to the goals in the Consolidated Plan.

Goal 1: Encourage economic development activities and efforts in the community.

Strategy	2011	5-Year Goal
Fund commercial façade projects in developing communities.	7	35
Provide economic development assistance to expanding or new businesses to create and/or retain jobs.	20	100 jobs will be created.
Support outreach efforts to market available forms of economic development assistance to encourage business expansion or new business development.	300	1,500 businesses will be contacted. As a result of a contact, 5,000 jobs will be created and 25,000 jobs will be retained.
Support summer youth programs with an educational focus.	1400	7,000
Support job training and placement programs for low to moderate income individuals.	160 individuals will be placed in jobs. Of the 160, 80 will retain job for 180 days.	800 individuals will be placed in jobs. Of the 800, 400 will retain job for 180 days.

Please note: All numbers in this table reflect units to be assisted.

Goal 2: Stabilize distressed neighborhoods through targeted development.

Strategy	2011	5-Year Goal
Acquire and/or rehabilitate units for homeownership.	35	175
Rehabilitate substandard units to create affordable rental housing opportunities	100/100	-500 units will be rehabilitated for households earning less than 30 percent MFI. -500 units will be rehabilitated for households earning 31-80 percent MFI.
Demolish blighted structures.	20	100
Construct new homes for homeownership opportunities.	20	100
Provide financing options for homeowners, such as downpayment assistance.	35	175 households earning less than 80 percent MFI will receive direct homeownership assistance.
Provide repairs to home owners whose homes are in disrepair.	120	600

Goal 3: Support housing stabilization efforts throughout Marion County.

Strategy	2011	5-Year Goal
Provide repairs to home owners whose homes are in disrepair.	260	1,300
Provide down payment assistance to home buyers.	50	250
Eliminate unsafe structures that pose a threat to public safety and/or the environment.	300	1,500

Please note: All numbers in this table are number of unduplicated persons served.

Goal 4: Prevent homelessness through the support and operations of programs that serve very low-income residents.

Strategy	2011	5-Year Goal
Support case management services that help households at-risk of homelessness.	900	4,500 clients/households earning less than 30 percent MFI will work towards self-sufficiency by receiving case management services.

Provide rent and utility assistance to families at-risk of homelessness.	200	1,000 persons/households earning below 30 percent MFI will receive rent and/or utility assistance.
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Please note: All numbers in this table are number of unduplicated persons served.

Goal 5: Decrease homelessness through support of homeless programs and housing projects.

Strategy	2011	5-Year Goal
Provide funding for supportive services and rental assistance in conjunction with housing programs assisting homeless individuals.	200/300	-1,000 homeless persons/families will receive rental assistance. -1,500 unduplicated homeless persons/families will receive supportive services.

Goal 6: Support the needs of persons living with HIV/AIDS and their families.

Strategy	2011	5-Year Goal
Provide supportive services, including housing counseling, to persons living with HIV/AIDS.	160	800
Provide housing placement services to persons living with HIV/AIDS.	40	200
Provide rent and utility assistance to persons living with HIV/AIDS.	80/400	-400 persons will receive tenant-based rental assistance. -2,000 persons will receive short-term rent, mortgage and/or utility assistance.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Action Plan General Questions response:

According to the 2000 Census, Marion County was home to 860,454 individuals. The 2007 American Community Survey (ACS) reported that the county estimated population was 872,842. Population estimates courtesy of the Indiana Business Research Center (IBRC) place the 2007 population for Marion County at 876,804. Assuming the estimates for 2007 are accurate, the population growth in Marion County between 2000 and 2007 ranges from 1.4 to 2 percent.

Marion County is comprised of 9 townships, which include: (1) Pike, (2) Washington, (3) Lawrence, (4) Wayne, (5) Center, (6) Warren, (7) Decatur, (8) Perry and (9) Franklin. Figure I-I is a map of the entire county, showing the location of each township. The City of Indianapolis and Marion County share the same borders, which include all nine (9) townships. Beyond sharing geographic boundaries, the two governments were merged in 1970 to form a single local government entity. For the purpose of this Consolidated Plan, the City of Indianapolis and Marion County may be used interchangeably to describe the same place and government.

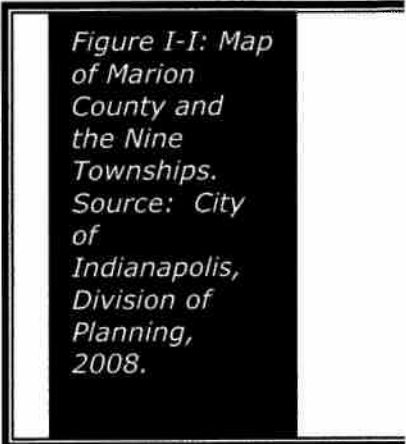


Figure I-I: Map of Marion County and the Nine Townships. Source: City of Indianapolis, Division of Planning, 2008.



Figure I-1: Map of Marion County and the Nine Townships. Source: City of Indianapolis, Division of Planning, 2008.

Table I-II:
Estimated
Population
by County
and
Township.
Source:
U.S.
Census.

Township	2000	2007
Pike	71,465	74,434
Washington	132,927	129,176
Lawrence	111,961	116,689
Wayne	133,461	135,576
Center	167,055	144,059
Warren	93,941	92,968
Decatur	24,726	28,698
Perry	92,838	103,407
Franklin	32,080	47,835
Marion County	860,454	872,842

Figure I-II shows the percent population change by township from 2000 to 2007. These growth/decline numbers are based on estimates from the American Community Survey and Indiana Business Research Center.

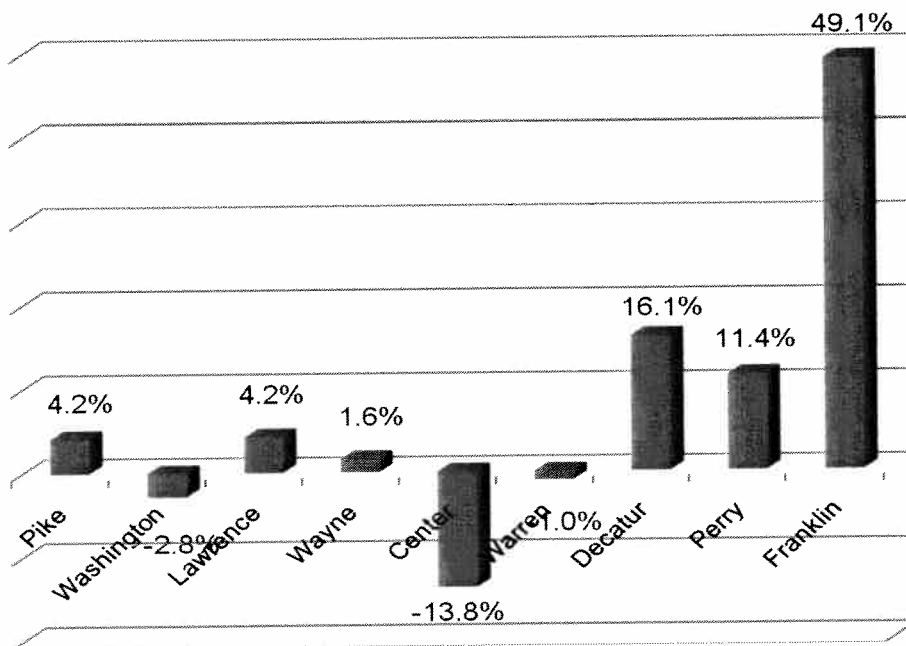
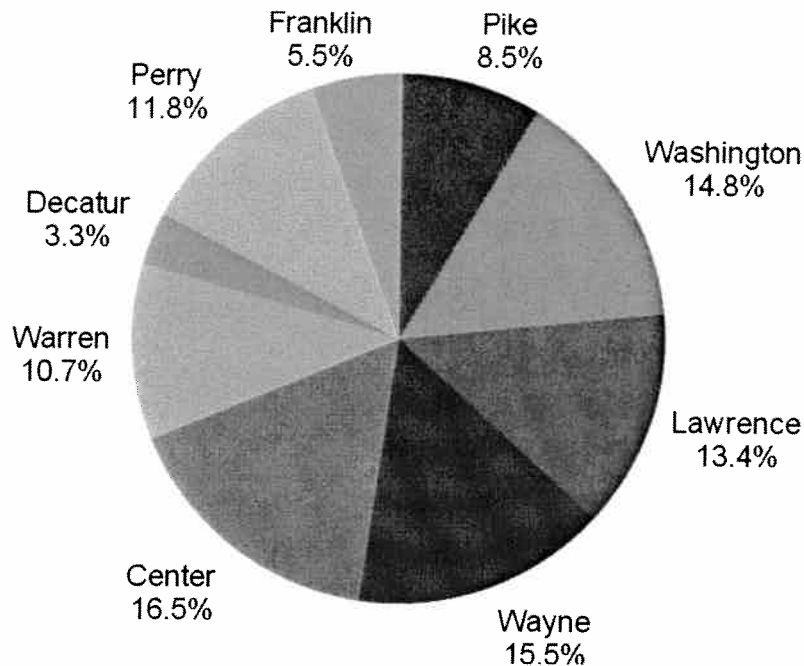


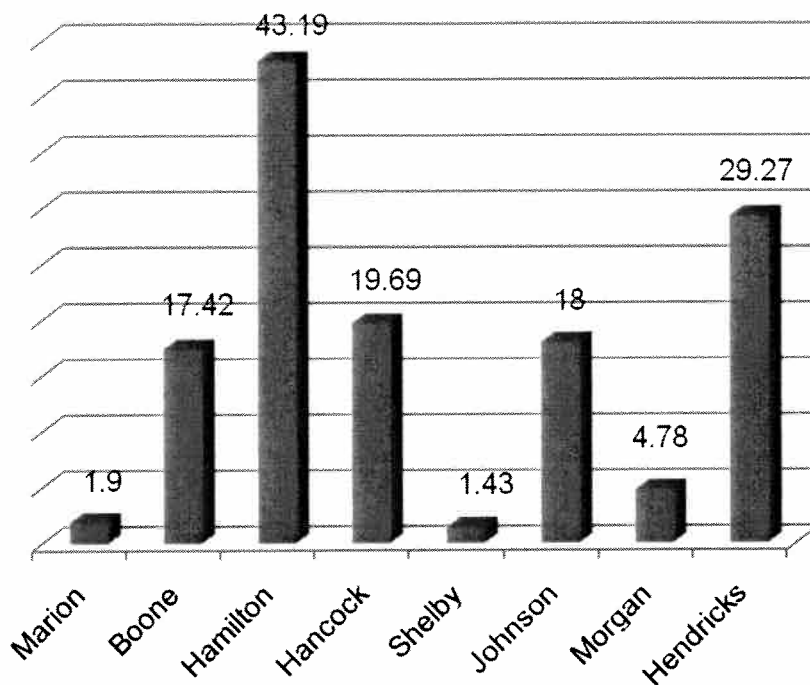
Figure I-II:
Estimated
Percent
Population
Growth or
Decline by
Township.
Source: U.S.
Census and City
Consultants &
Research, LLC.



*Figure I-III:
Distribution of
Marion County
Estimated
Population by
Township.
Source: Indiana
Business
Research
Center, 2007.*

The top three townships for projected growth are Decatur, Franklin and Perry. The populations in Decatur and Franklin Townships have increased by a significantly higher percentage than all of the other seven Marion County townships. As shown earlier, these two townships also have the smallest populations. While Center Township still maintains the largest population overall, it is projected to continue to lose population as confirmed in the 2000 Census. Washington and Warren Townships are expected to decrease in population along with Center Township.

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*Figure I-IV:
2007 Estimated
Population
Growth by
County for the
Indianapolis
MSA. Source:
Indiana
Business
Research
Center, 2007.*

The Marion County population increased nearly 2 percent from 2000 – 2007. An important part of the total consideration of growth in Marion County and its townships is the rate of growth of the surrounding counties. As figure I-IV shows, the population is growing in all of these counties. By far the largest population increase has been seen in Hamilton County, directly north of Marion County and downtown Indianapolis. Hamilton County has grown by over 43 percent from 2000 – 2007. Other counties leading in population growth include Hendricks (29 percent), Hancock (20 percent), Johnson (18 percent), and Boone (17 percent). The remaining surrounding counties are experiencing a smaller percentage of population growth. Morgan County has grown by five percent and Shelby County has grown by one and a half percent from 2000 – 2007.

Surrounding counties with the largest percent of population growth are not geographically proximate to the townships with the largest percentage of population growth. It is likely the case that in the townships experiencing lower growth or decrease in population rates, the population is bypassing the township for residences in the county they border. This is most likely the situation with the large growth rate in Hamilton County and decrease in population in Washington Township. Similar connections can be seen when the township population growth data is compared to the county population growth data. Another example is the reverse of what is the case with Hamilton County and Washington Township. The huge amount of development in Decatur Township has allowed for a 16.1 percent increase in the population from 2000 – 2007 and Morgan County, on the converse, has experienced one of the lowest rates of population growth from 2000 – 2007 among the counties surrounding Marion. With larger amounts of land left to be developed, the southern townships of Decatur, Franklin and Perry have maintained a steady growth pattern even while the counties just outside their borders continue to grow. Figure I-V shows the entire Indianapolis area, including all seven counties surrounding Marion County.

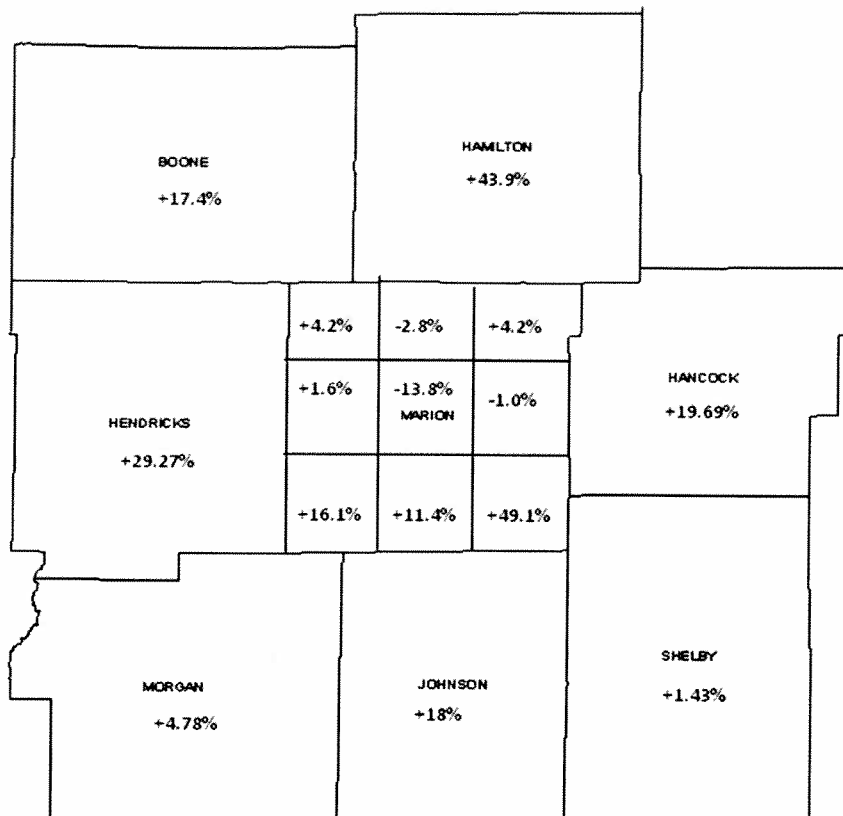


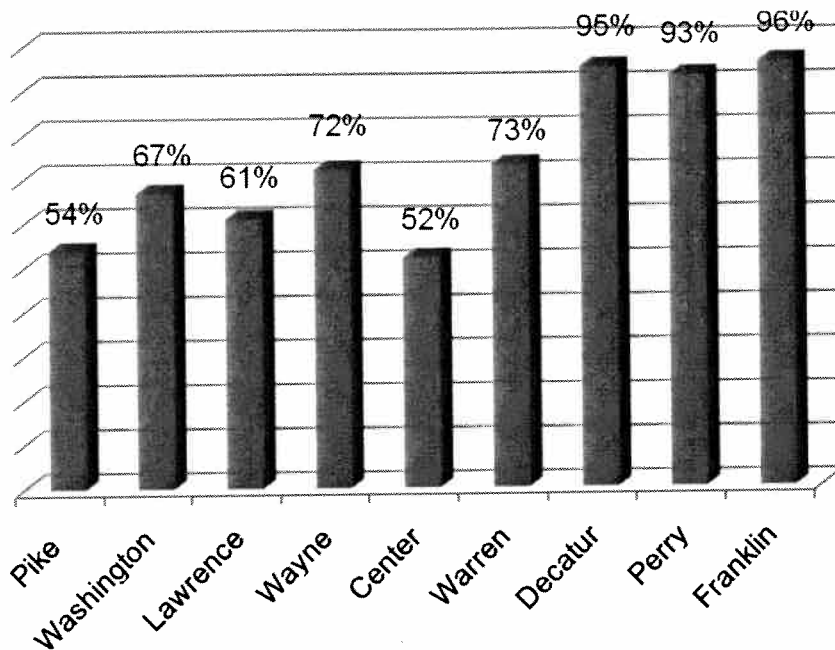
Figure I-V: Map of Marion County and Surrounding Counties Including Growth Rates by County and Township. Source: City of Indianapolis, Division of Planning, 2008.

Race and Ethnicity

From the 2000 Census and the available estimates for 2006 and 2007, the basic racial makeup of Marion County is 71 percent White, 25 percent African American and four (4) percent other racial minorities, which is comprised of the racial/ethnic categories found in the census. These categories include: (1) American Indian and Alaska Native, (2) Asian, (3) Native Hawaiian and Other Pacific Islander, and (4) Other. The Indiana Business Research Center (IBRC) estimates that the percentage of White residents in Marion County will slightly decrease between the years 2000 – 2010. IBRC also suggests that there will be a slight increase in the percentage of African American residents during the same period.

It is important to note that race information does not provide information about the percentage of the total population that classify themselves as Hispanic or Latino. Individuals from this ethnic background are not likely to identify as any of the available racial categories tracked in the Census. They may select "Other" and they may not. To ascertain the percentage of the population that is Hispanic or Latino, a separate Census question was created. A chart illustrating the Hispanic or Latino population follows the racial analysis.

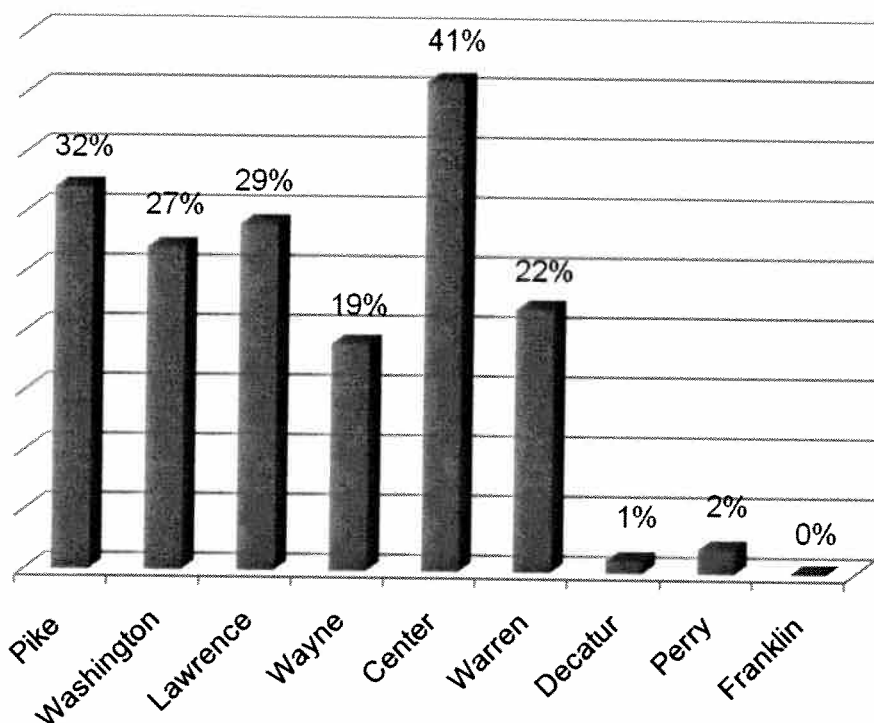
Figure I-VI shows the percentage of the population in each township that identifies themselves as White, according to the 2000 Census data.



*Figure I-VI:
Percent of
Population by
Township
Identifying
Themselves as
White. Source:
U.S. Census,
2000.*

The 2000 Census data reflects that White residents are the majority of the population in each of the nine townships. The townships with the largest concentration of Whites are the southern townships of Decatur, Perry and Franklin. Over 90 percent of the population is White in these townships. The population of White residents is between 52 – 73 percent of the total population in the remaining Marion County Townships. Figure I-VII shows the percent of the population in each township identifying them as African American.

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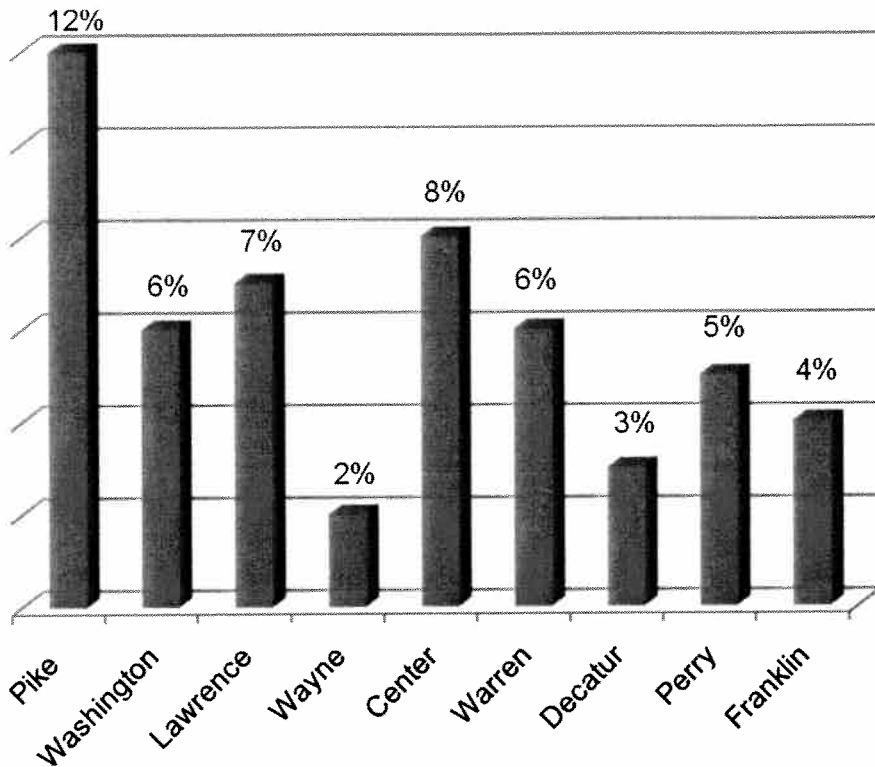


*Figure I-VII:
Percent of
Population by
Township
Identifying
Themselves as
African
American.
Source: U.S.
Census, 2000.*

The 2000 Census data shows that the townships with the largest percentage of the total population that is African American are Center Township (41 percent), Pike Township (32 percent), and Lawrence Township (29 percent). In Decatur, Perry, and Franklin Townships, the percentage of the total population that is African American does not exceed 2 percent. The remaining three townships have African American populations that comprise between 19 and 27 percent of the total township population.

The ratio of White to African American residents in Center Township is the most balanced of the townships, with 52 and 41 percent of the total township population. The ratio of White to African American residents is most out of balance in Decatur, Perry, and Franklin Townships.

Other Racial Minorities is calculated together using the individual 2000 Census data from the following racial categories: (1) American Indian and Alaska Native, (2) Asian, (3) Native Hawaiian and Other Pacific Islander, and (4) Some Other Race. Pike Township is the most racially diverse when the data is considered from the perspective of the aforementioned categories combined. 12 percent of the total township population is one of the other racial minorities. When this number is combined with the 32 percent of the township that is African American, it can be seen that 44 percent of the total township population is a racial minority. Center Township has a higher percentage of the total population that is a racial minority, 49 percent; however, it is slightly less racially diverse than Pike Township with 8 percent of the total population being comprised of one of the 4 other racial minority categories. Figure I-VIII shows the percentage of each township's population identifying themselves as one of the other racial minorities.



*Figure I-VIII:
Percent of
Population by
Township
Identifying
Themselves as
Other Racial
Minorities.
Source: U.S.
Census, 2000.*

Figure I-IX shows the population density of White residents in Marion County by census tract according to the 2000 data. The majority of the census tracts with the lowest concentration of White residents (0 – 1000) are found in the northern part of Center Township and the southernmost part of Washington Township. There are also pockets of census tracts with 0 – 1000 White residents in central and southeastern Lawrence Township, in western Washington Township at the Pike Township line, in southern Wayne Township and northern Warren Township. The highest concentration (3550 – 6097) of White residents by census tracts is in, as confirmed by the previous data, Decatur, Perry, and Franklin Townships. The pockets of census tracts with this high of a percentage of White residents are also found in northwestern Wayne Township, southern Warren Township, and northeastern Lawrence Township.



*Figure I-IX:
Disbursement of
White Population
by Census Tract.
Source: U.S.
Census, 2000
and the City of
Indianapolis,
Division of
Planning.*

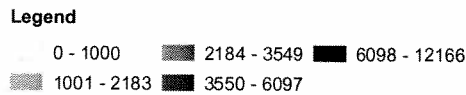
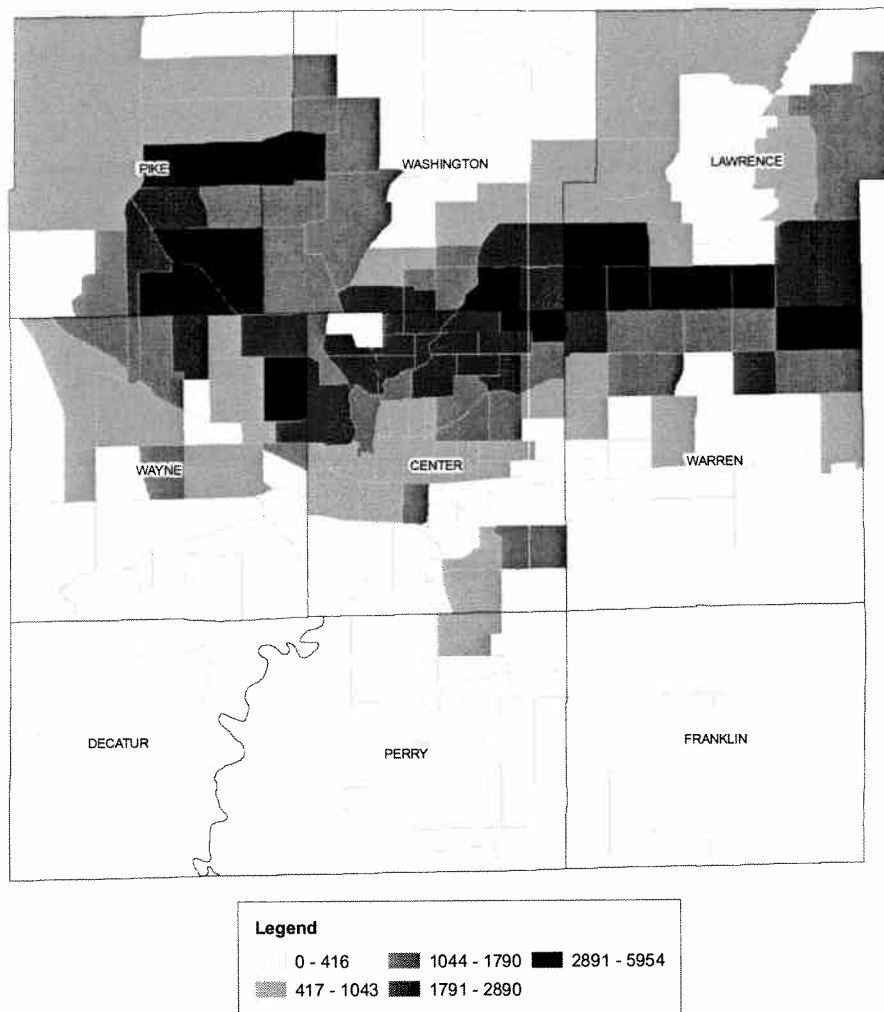
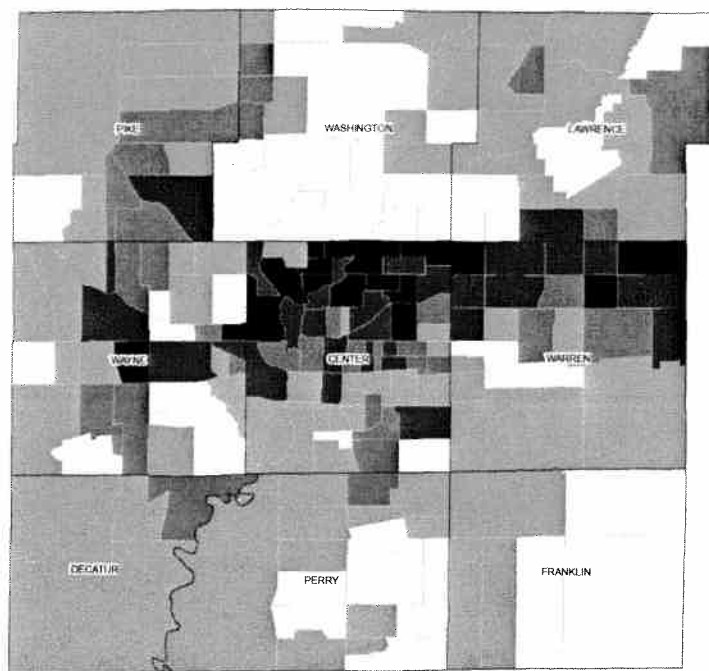


Figure I-X shows the population density of African American residents in Marion County by census tract using 2000 Census data. The majority of the census tracts with the highest concentration (2891 – 5954) of African American residents are located southeastern Pike Township and southwestern Lawrence Township. Pockets of this highest density level exist in northeastern Wayne Township, northeastern Center Township, southeastern Washington Township, and northeastern Warren Township. The lowest concentration (0 – 416) of African Americans includes all of the census tracts in Decatur and Franklin Townships and all but a very few in Perry Township. The majority of the census tracts in Wayne, Warren and Washington Townships are also in this range. A large portion of the census tracts in southern Center Township and central and northeastern Lawrence Township are also in this range. Pockets of census tracts with African American populations in this range can be found in northern and southwestern Pike Township.



*Figure I-X:
Disbursement of
African American
Population by
Census Tract.
Source: U.S.
Census, 2000
and the City of
Indianapolis,
Division of
Planning.*

Figure I-XI maps the population density of residents in Marion County by census tract that are one of the other racial minorities tracked in the 2000 census. Other Racial Minority is a term used to describe the following Census groups combined as a whole: (1) American Indian and Alaska Native, (2) Asian, (3) Native Hawaiian and Other Pacific Islander, and (4) Some Other Race. For the purpose of analyzing Exhibit IV – 4, the category “Two or More Minority Races” will also be included in the Other Racial Minority percentage. The census tracts with the highest concentration (2002 – 5333) of residents that are one of the other racial minorities are located in pockets in central Wayne Township, northern Center Township, and northern Warren Townships. These same areas are adjacent to the areas with the majority of the census tracts having the second highest concentration of residents that are one of the other racial minorities. The percentage of the population of Marion County that is one of the other racial minorities is fairly well spread out among the total census tracts in the county. The areas that have the lowest concentration (0 – 251) of residents that are one of the other racial minorities are located throughout much of Washington Township as well as Franklin Township. Pockets of census tracts in this range exist in southwestern Pike Township, southeastern Center Township, central Warren Township and throughout Wayne and Lawrence Townships.



*Figure I-XI:
Disbursement
of Other
Racial
Minorities
Population
by Census
Tract.
Source:
U.S.
Census,
2000 and
the City of
Indianapolis,
Division*

*Table I-III: Population Disbursement by Township.
Source: U.S. Census, 2000 and the American Community
Survey, 2007.*

The information in Table I-III uses 2000 Census data, by township, to calculate the estimated population by race.

Township	White		African American		Other Racial Minorities	
	2000	Est. 2007	2000	Est. 2007	2000	Est. 2007
Pike	38,537	37,898	23,002	31,754	8,296	7,406
Washington	88,751	88,324	35,665	57,106	8,511	6,035
Lawrence	67,755	72,918	32,372	37,992	7,933	7,572
Wayne	95,855	94,283	25,558	31,439	2,551	14,235
Center	86,653	80,516	67,779	57,493	12,623	9,771
Warren	68,454	63,192	20,261	27,104	5,226	4,733
Decatur	23,606	27,441	302	1,566	818	818
Perry	86,747	96,091	1,522	3,454	4,569	5,181
Franklin	30,651	43,517	225	1,871	1,204	2,568

Based on the estimated total percent change in population growth/decline, the African American population grew in seven out of the nine townships between 2000 and 2007. The largest increase in African American residents likely occurred in Washington Township, where it is estimated that 21,441 new African Americans joined the population.

Using the same growth/decline percentages, the total population of Other Racial Minorities likely increased in eight out of the nine Marion County Townships between 2000 and 2007. The largest increase in Other Racial Minorities occurred in Wayne Township where it is estimated that 11,684 new Other Racial Minorities joined the population.

As mentioned earlier in this section, the racial information collected during the Census and American Community Surveys does not help to provide a picture of the Hispanic population within a community. For this information, a separate ethnicity question was included in the survey process. Table I-IV shows the percentage of the total population in Marion County that is classified as Hispanic, by township from the 2000 Census report.

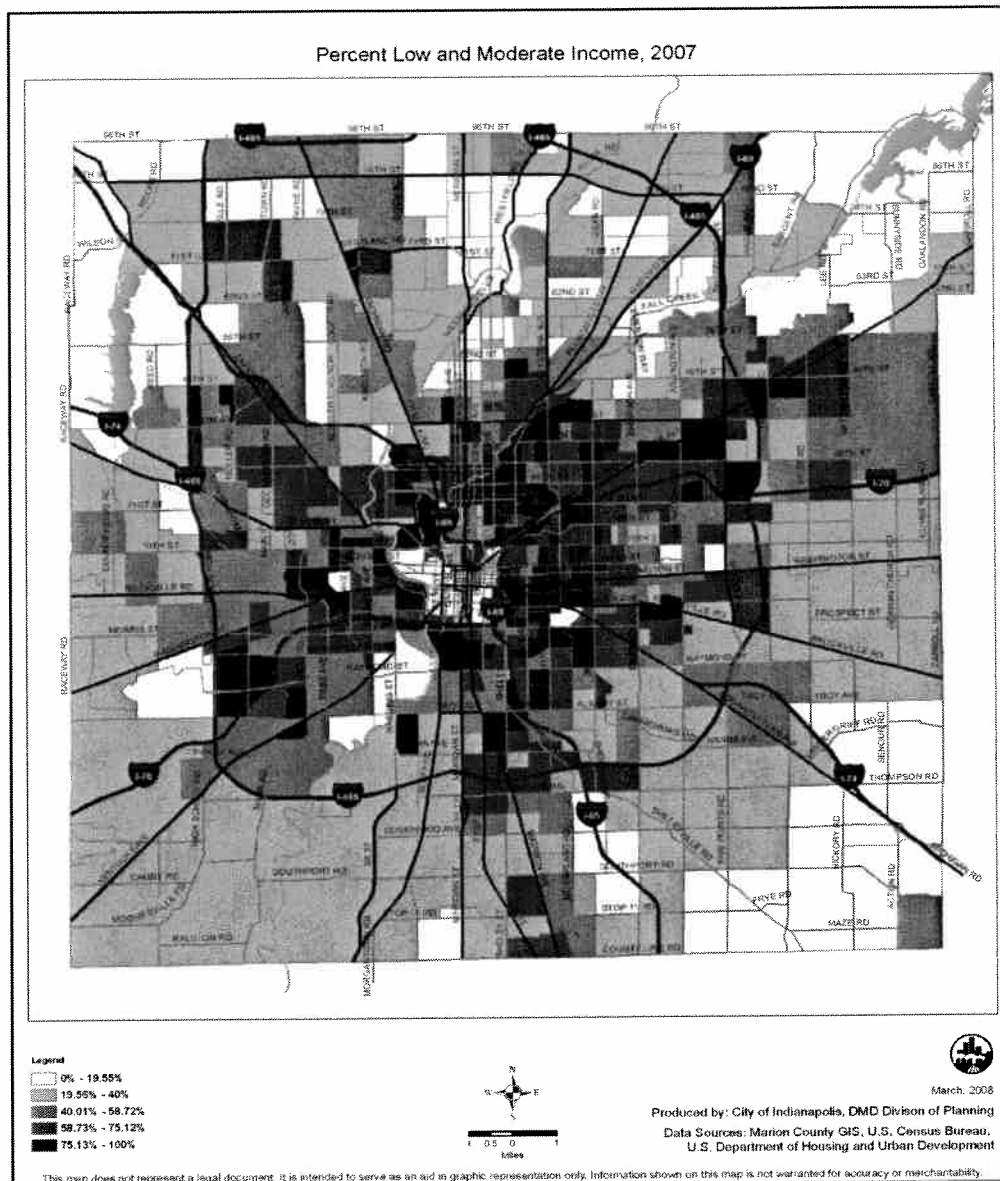
Table I-IV: Hispanic Population Disbursement by Township. Source: American Community Survey, 2007.

The percentage of the total Marion County population identifying themselves as Hispanic does not exceed 6.5 percent. Wayne Township has the highest percentage of the total population that is Hispanic at 12.1 percent. Pike, Lawrence and Center Townships also have Hispanic populations that exceed the county average with 6.5 percent of the total township population identifying as Hispanic. Decatur Township has such a small Hispanic population that the 2007 American Community survey could not estimate the population from its sample. The remaining townships have percentages of the population that are Hispanic ranging from 3.1 – 4.9 percent.

Households earning 80 percent of the median family income (MFI) or lower are primarily living in the city's urban core. Figure I-XII is a map of the concentration of low to moderate income households, or those earning 80 percent MFI or lower. Areas of greatest concentration, shaded in black, are located within Wayne, Center and Warren Townships. Pike, Washington, Lawrence and Perry Townships are home to low to moderate income households, but not as much as the middle three

	Hispanic	Total Population	Percentage of Total Township Population that is Hispanic
Pike	6,666	74,434	9.0%
Washington	5,823	129,176	4.5%
Lawrence	7,622	116,689	6.5%
Wayne	16,403	135,576	12.1%
Center	9,524	144,059	6.6%
Warren	3,658	92,968	3.9%
Decatur	0	28,698	0.0%
Perry	5,097	103,407	4.9%
Franklin	1,506	47,835	3.1%

townships of Wayne, Center and Warren.



*Figure I-XII:
 Concentration
 of Low to
 Moderate
 Income
 Households by
 Census Tract.
 Source: U.S.
 Census, 2000
 and the City of
 Indianapolis,
 Division of
 Planning.*

Household Size and Characteristics

The total number of households in Marion County increased by 6,619 between the 2000 U.S. Census and the 2007 American Community Survey. This represents an increase of 1.8 percent over the seven-year time period. The total number of households increased 37,974 since 1990, representing an increase of 11.9 percent increase over the last 17 years.

The following charts and graphs represent the most current data available about households in Marion County. Household size and characteristics can be tracked through information collected in the American Community Survey (ACS) from 2007 which has the most recent information available.

Table I-V: Number of Households by Township. Source: U.S. Census, 2000 and American Community Survey, 2007.

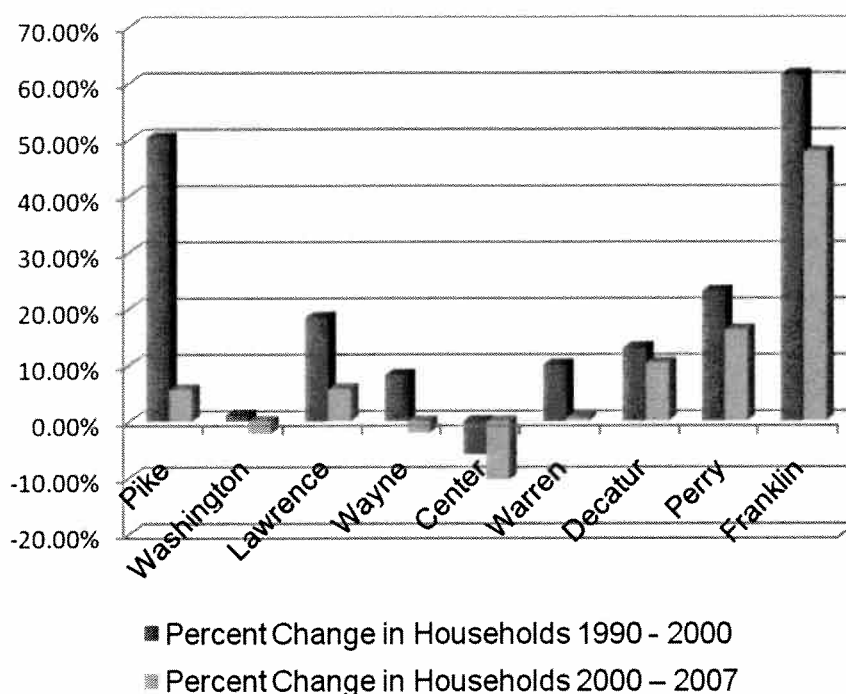
	# Households 1990	# Households 2000	Percent Change in Households 1990 - 2000	2007 ACS Households by County and Township	Percent Change in Households 2000 - 2007
Pike	20,322	30,543	50.3%	32,254	5.6%
Washington	57,965	58,616	1.1%	57,311	-2.2%
Lawrence	36,880	43,678	18.4%	46,177	5.7%
Wayne	50,983	55,176	8.2%	54,008	-2.1%
Center	70,266	66,148	-5.9%	59,288	-10.4%
Warren	34,609	38,068	10.0%	38,278	0.6%
Perry	33,764	38,144	13.0%	42,081	10.3%
Decatur	7,312	9,000	23.1%	10,454	16.2%
Franklin	7,370	11,903	61.5%	17,594	47.8%

While it is true that the total number of households in Marion County has increased by 11.9 percent since 1990, certain townships have been losing household populations. The decrease in Center Township household numbers goes back to 1990 - 2000, when the number of households decreased by 5.9 percent. Center Township continued this trend from 2000 - 2007, as the number of households decreased by another 10.4 percent.

While Center Township may have been the only one losing household numbers during the 1990s, two other townships now have declining household numbers as well. Washington Township household numbers decreased by 2.2 percent and Wayne Township household numbers decreased by 2.1 percent from 2000 - 2007. During the 1990s, Washington Township household numbers had increased by 1.1 percent and Wayne Township household numbers had increased by 8.2 percent.

Washington and Center Townships were the only townships with slowed growth or a decrease in households from 1990-2000. The remaining townships had large growth, with Pike and Franklin leading the way. One reason for the large growth in household numbers is that these townships were just beginning to develop tract housing during this time period and the household increases reflect the huge number of new residents in general moving to these townships during this time period. In the townships where development was more established prior to the 1990s, the smaller increases in household numbers reflect the fact that less overall new development occurred.

For Franklin Township, significant growth continued well into 2007. This may be due to the large growth of tract housing development, following the interstate corridor leading to the southern part of the city. Figure I-XIII shows the growth and decline in household numbers for seven of the nine townships.



*Figure I-XIII:
Percent
Household
Change by
Township.
Source: U.S.
Census, 2000,
1990 and the
American
Community
Survey, 2007.*

As has already been suggested, the growth in the number of households in Marion County Townships has, from 2000 – 2007, stalled significantly from the growth rates for 1990 – 2000. In some cases it has even reversed and gone from a positive growth to a decline. Center, Washington, and Wayne Townships have all had declining household numbers over the last seven (7) years. While Lawrence, Pike, and Warren Townships continue to have positive household growth from 2000 – 2007, this growth will be at least half of what it was from 1990 – 2000.

Household size is an important aspect of a community's demographic when considering housing needs. When redevelopment or new development takes place in a neighborhood, it is important to know what size of apartment or home is most likely to satisfy the needs of future community residents. The challenge encountered during urban redevelopment is the accurate estimation of household sizes to be planned for in redeveloped residential areas. Households found in redeveloped communities are unlikely to have the same size and makeup as those that occupied the site prior to redevelopment. This is because it is difficult to predict how this demographic will change because pre-redevelopment statistics will reflect the vacancies, inefficient land use, and financial losses that existed prior to the redevelopment project.

The average household size in the Marion County townships has remained relatively steady over the years between 2000 and 2007, as shown Table I-VI. Five (5) of the nine (9) townships had a slight increase in average household size. The remaining four (4) townships recorded only very slight decreases. In general, average household size has decreased across the country since the 1970s. Many industry predictions contend the decline will continue in the years to come.

The households headed by a female in Marion County have increased in all but one of the townships according to the sample data available from the 2000 Census and the 2007 American Community Survey (ACS). The total number of female head of households increased in seven of the nine townships by 10.9 percent from 2000 – 2007.

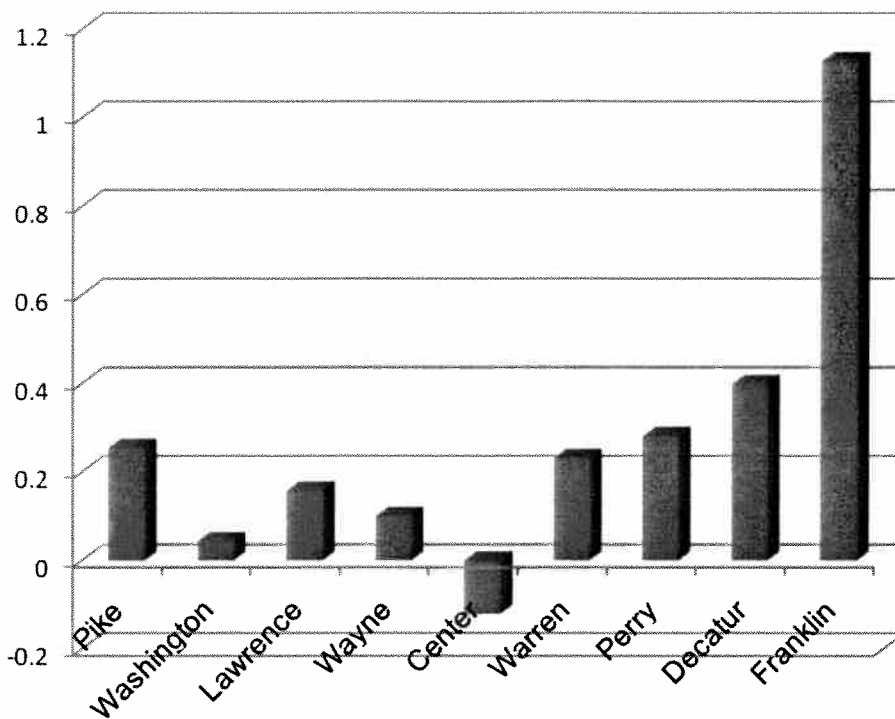
Table I-VI: Average Household Size by Township. Source: U.S. Census, 2000 and American Community Survey, 2006.

	Average Household Size 2000	Average Household Size 2007
Pike	2.31	2.29
Washington	2.17	2.19
Lawrence	2.55	2.52
Wayne	2.38	2.41
Center	2.4	2.34
Warren	2.44	2.41
Perry	2.39	2.41
Decatur	2.72	2.73
Franklin	2.7	2.72

*Table I-VII:
Number of
Female Head of
Households by
Township.
Source: U.S.
Census, 2000*

	# Female Head of Householders 2000	# Female Head of Householders 2007
Pike	3,821	4,792
Washington	6,832	7,127
Lawrence	6,562	7,597
Wayne	8,035	8,837
Center	13,401	11,782
Warren	5,981	7,365
Perry	4,029	5,159
Decatur	1,181	1,651
Franklin	929	1,976

From 2000 – 2007, Franklin Township experienced the largest increase in households headed by females. This demographic grew by 112 percent. Franklin Township also experienced a significant increase in the number of households during this same time, and this may account for the overwhelming increase of female headed households. Pike, Warren, Decatur and Perry Townships also have significant increases, ranging from a 23 percent to a 39 percent increase in female headed households. Center Township is the only township with a decrease in female head of households. The demographic decreased 12.1 percent from 2000 to 2007. Figure II-XIV shows the growth in female head of households by township.



*Figure I-XIV:
Percent Female
Head of
Household
Change by
Township.
Source: U.S.
Census, 2000,
1990 and the
American
Community
Survey, 2007.*

In addition to knowing the size of the household, developers need to know the needs of potential clients, specifically those with a disability. The U.S. Census and the American Community Survey give data on the number of people living in each township with a disability; however, it is unknown the number of households with a person with a disability. Based on the population distribution of persons living with a disability, shown Table I-VIII, a housing provider can determine the need for accessible housing for Marion County residents.

*Table I-VIII: Number of
Persons Living with a
Disability by Township.
Source: U.S. Census, 2000
and American Community
Survey, 2007.*

	2000 Population 5 Years and Older with a Disability	2007 Population 5 Years and Older with a Disability
Pike	17%	11.4%
Washington	17.4%	12.7%
Lawrence	17.3%	11.9%
Wayne	19.7%	17.3%
Center	28.8%	24.4%
Warren	20.7%	19.9%
Perry	17.3%	15.3%
Decatur	20.5%	6.9%
Franklin	12.9%	14.3%

Persons with disabilities may be living in institutionalized care or in group homes. Franklin Township does not have either of these services located within its geographic borders. These services are located in the northern and western parts of the county. Table I-IX shows the number of the Marion County population living in institutional quarters. The Marion County Correctional Facility is located in downtown Indianapolis, which is in Center Township. At the time of the 2000 Census, all 4,361 of county residents living in correctional institutions were in Center Township.

Table I-IX:
*Number of
Persons Living in
Institutions.*
*Source: U.S.
Census, 2000.*

	Total # Living in Institutionalized Group Quarters	# Living in Nursing Homes	# Living in Correctional Institutions
Pike	774	750	0
Washington	1,468	1,099	0
Lawrence	525	491	0
Wayne	1,549	1,088	0
Center	5,930	877	4,361
Warren	890	883	0
Perry	741	739	0
Decatur	86	86	0
Franklin	0	0	0

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 2 Action Plan Managing the Process response:

The City of Indianapolis, Department of Metropolitan Development, will serve as the lead agency for the 2010-2014 Consolidated Plan. Within this Department, the Division of Community and Economic Development provides the primary staff for implementation within the lead agency. Its staff is highly trained with over twenty years of experience in the administration of these funds. This Consolidated Plan will be the third five-year plan implemented by this department.

The Administrator and Assistant Administrator for the Division of Community and Economic Development oversee the implementation of the programs as well as the accounting of each dollar received. A staff of three to four individuals manages each grant, with additional staff assisting with the implementation of specific programs

and regulations, such as Davis Bacon compliance, rehabilitation standardization and abandoned housing programs.

The City of Indianapolis is ultimately responsible to ensure the goals of the Consolidated Plan are reached by the end of the five-year period. It relies heavily on non-profit and for-profit housing developers and social service providers to implement programs across Marion County to reach these goals. While the City of Indianapolis is primarily responsible for the administration of the funds, these private providers implement the programs and work directly with the people served. The private providers report performance back to the City of Indianapolis staff and submit to regular monitoring to assure compliance with all federal, state and local regulations.

The City of Indianapolis through the Division of Community Resources (Community Resources), within the Department of Metropolitan Development implements programs and awards funding to the programs from the U.S. Department of Housing and Urban Development. Community Resources will fund projects implemented by city staff in other departments or divisions and projects implemented by outside contractors called project sponsors. All organizations seeking funding for their program or project must apply for dollars through a competitive application process in the summer.

The Department of Metropolitan Development contracted with City Consultants and Research, LLC to research and write the 2010-2014 Consolidated Plan. While the text and consultations were completed by the contractor, the City of Indianapolis' staff made the ultimate decisions to pick the priority needs and goals for this Consolidated Plan.

City Consultants & Research, LLC conducted individual consultations with service providers and housing stakeholders across the metropolitan area. A complete list of all consultations is included as Appendix A of the Consolidated Plan. The list includes other grant providers, grant recipients, housing providers, social service providers and community foundations. The Marion County Health Department and the Indianapolis AIDS funds provided the most accurate information and statistics about people living with HIV/AIDs. Both of these organizations, despite what their names suggest, work within the entire Metropolitan Area including outlying counties.

As part of the public input process, City Consultants & Research, LLC included input and results from planning meetings from the Neighborhood Stabilization Program. Planning and analysis from the Neighborhood Stabilization Program assisted with completion of the housing analysis for the Consolidated Plan.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 2 Action Plan Citizen Participation response:

A key component of the City's community development efforts are the cooperation and participation with community stakeholders. Public feedback was the single most important guide in the development of goals for the City's *Action Plan* and its *2010-2014 Consolidated Plan*.

City staff held five public meetings to seek input from the public on how to spend Community Development funding in Indianapolis. During the public meetings, participants received a neighborhood survey designed specifically to help the City prioritize its community development efforts in housing, non-housing and homelessness. Respondents were asked to classify activities and programs in these areas from lowest to highest priority. Additionally, surveys were made available online at the Division of Community Economic Development website, and were passed out to members of the jury pool. A total of 1,145 surveys were returned, with the majority of respondents identifying themselves as individuals.

Section one of the survey relates to housing. The demolition or rehabilitation of unsafe and abandoned properties was identified as the highest housing related priority. The following were the top-rated housing priorities in this year's survey:

- Demolition/Rehabilitation of Unsafe and Abandoned Properties
- Home Repair Assistance
- Emergency Shelters
- Creation of Permanent Supportive Housing
- Single Family Homeownership

Section two of the survey relates to non-housing community development, which includes public facilities, public services, infrastructure and economic development activities. Other City funding resources are available to address several of the highest rated non-housing issues, so these services were shifted to allow other issues to be better served by HUD funding sources to form the top five services listed below.

- Street Improvements
- Sidewalks
- Youth Centers
- Crime Awareness
- Transportation Services

This response also further reinforces the City's approach towards implementing the *Blueprint to End Homelessness*.

Section three of the survey relates to issue of homelessness. More specifically, respondents were asked which supportive services they believed were most needed to assist homeless persons: job training, life skills programs, case management, mental health services, housing placement and substance abuse treatment. The

following top-rated homeless prevention priorities in this year's survey were respectively:

- Job Training
- Life Skills Training
- Mental Health Issues

Survey results and the application for 2011 funds were released at a public meeting on June 28, 2010. This meeting was held at the Mary Rigg Neighborhood Center. Applicants proposing to address the top needs identified through the community survey were awarded additional points as part of the application review criteria. The Evaluation Criteria was also released to the public at the meeting on June 28th.

Citizen Participation is a critical part to completing this Plan. It began by seeking input from the community on housing and community development priorities, using that input as part of the City's application review process, and ended by receiving feedback from the community on the draft Plan and funding recommendations. Please see the Citizen Participation Section of this Action Plan for comments.

The City of Indianapolis did not receive any comments related to the 2011 Action Plan.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 2 Action Plan Institutional Structure response:

In 2009, one internal structural change that occurred within the Division of Community Economic Development was the creation of the Abandoned Buildings Section, designed solely to deal with the crisis of vacant, abandoned, and foreclosed properties in Indianapolis. It was determined that a better and more functional approach would be to set it out as a high-priority function within the Department of Metropolitan Development. Currently, strong headway is being made on the issue, with a list of the "top-25" worst problem-properties having been developed and plans for addressing each are underway. Also, an attempt to reach out to neighborhood community groups to develop neighborhood "top-five" lists is underway. It is expected that the continuation of these efforts and many others in 2011 will continue to make inroads into the serious problem of vacant and abandoned housing in the city.

Another major opportunity presented to the City in 2009 was the funding provided by the Neighborhood Stabilization Plan (NSP) program that was part of the federal stimulus package. Indianapolis received \$29 million to combat foreclosed and abandoned properties. Local community development organizations created plans of action within their neighborhoods and the City was able to contract out to three Project Managers who will work to help the local agencies with their plans. This will greatly increase the connection and partnerships between the City and local groups going forward in 2011 and beyond with this unique and important initiative.

Also in 2009, the City created the High Performance Government Team, a collection of professionals from the private sector including auditors, high-level managers and

persons trained in Six-Sigma management techniques to come in and help breakdown and review the basic internal operating systems and standard-operating-procedures within the grants management teams the City uses to help run CED. Currently the HPGT is focusing on one small segment of CED business, HOME rental policies and procedures, but it is hoped that through the efforts of the HPGT, the changes in the way we do business internally will help all aspects of CED from internal record keeping and compliance with HUD and A-133 audits to customer service and streamlining of our efforts in the community.

In addition to internal resources, the City partners with Community Development Corporations, non-profit and for-profit developers, services providers, community centers, and emergency shelters to provide an array of housing and community development activities. It is through these partnerships that the City will work towards the goals of the Consolidated Plan and the objectives of this Action Plan.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 2 Action Plan Monitoring response:

Monitoring is a crucial part of the grant process. Not only does this process aid the City with reaching the goals of the Consolidated Plan but also enables Project Sponsors to positively impact Indianapolis communities by meeting the goals of their organizations and encouraging the overall success of their programs.

The City has developed a streamlined process that ensures the utmost project compliance with federal guidelines, not to mention local policies and procedures. Annually, the City will conduct an on-site monitoring visit for all current contracts in order to verify compliance with these regulations. In certain instances when an on-site visit is unable to occur, the City will monitor projects through a desk-monitoring process by requesting documents the same documents as would be reviewed through the on-site process. If deemed necessary by City staff, additional visits may be required in the event that compliance and capacity concerns threaten the success of the program.

A. Preparation

1. To determine an appropriate date and time of the monitoring visit, each Project Sponsor will be contacted either by phone or e-mail. Once agreed and at least two weeks prior to appointed visit, the date and time will be confirmed via e-mail and on some occasions via postal mail. This electronic notice will include a list of documents that should be readily available during the visit and request for on-site interview with the Project Sponsor's Executive Director, or his/her designated representative. In addition, City staff request that any support staff also involved with the project be available or present at the scheduled visit.

B. On-Site Visit:

1. Introduction and Interview: Upon arrival, City staff will describe the review process that will occur throughout the visit and verify that all required data and files are accessible. An initial interview will be held with the Executive Director or his/her designated representative. City staff will ask a series of questions relating to the capacity of the organization, program effectiveness, contractual compliance and any recent changes that the organization may have encountered.
2. Policies and Procedures: Personnel and other organizational policies and procedures will be reviewed to ensure compliance with federal and local regulations and assess the client intake procedure and assessment process.
3. Client Files: Using the guidelines established on the Monitoring Visit Form, City staff will thoroughly review client files and recording any missing information or documentation, as well as making note of areas where compliance adequate. During this review, client eligibility and other requirements will be verified to demonstrate compliance with federal regulations.
4. Financial Information: The City reserves the right to assess any financial back-up documentation for claims to determine whether unnecessary or unreasonable expenditures have occurred. Claims are reviewed to verify the Project Sponsor is maintaining appropriate and sufficient records, including the timeliness of expenditures. Other records, such as cash flow, organizational budget and audits, are requested to ensure financial compliance, as well as capacity to perform.
5. Exit Interview: City staff will conduct an exit interview with the Executive Director, or his/her designated representative, to answer any questions and clarify any missing or unusual information found during the visit. At this time and only if necessary, corrective actions will be discussed.

C. Post-Visit Procedures

1. Within fifteen business days of the monitoring visit, City staff will send a monitoring evaluation letter to the Project Sponsor. This communication will outline both the strengths and weaknesses of the organization, in addition to any corrective actions that must be addressed.
2. In the event that corrective actions must be taken, a deadline of no more than 60 days will be determined for these actions and instruction on how compliance with these actions should be reported (i.e. follow-up visit, phone call, etc.) If Project Sponsor does not complete all corrective actions outlined in the time allotted, a letter will be sent detailing areas of non-compliance, including copies of previous correspondence and listing actions (i.e. possible decrease of funding,

stop-payment of claims, etc.) that the City will take if the situation is not rectified.

D. Long-term Compliance

1. All projects receiving HOME funds are inspected as outlined by the HUD requirements to ensure the project is in compliance with all state and local housing codes. Projects are physically inspected as well as a complete file review.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 2 Action Plan Lead-based Paint response:

Between 2003 and 2006 the City of Indianapolis received federal Lead Hazard Reduction Grant funds to address lead poisoning issues in Indianapolis. Over the course of that grant term, it was determined that the majority of the lead poisonings of children in Marion County come from lead-based paint issues in multi-family rental housing. Because of this, our focus shifted from focusing on low-income homeowner repair-related lead-paint work to working on large, multi-family housing units in low-income areas. Working through Community Action of Greater Indianapolis and its Weatherization program, and local Community Development Corporations, the City and the MCHD were able to aggressively address the problems of lead hazards in low income housing.

In 2006, a fundamental change was made in the bureaucratic structure of the program. Instead of the City being the grant recipient, the Marion County Health Department took over the Lead Hazard Reduction Grant program, with the City acting as its partner. This change has made the process of addressing lead-based paint hazards better and more effective, because MCHD has existing programs and other related grant dollars already set up to do this work. MCHD has been awarded approximately \$3,000,000 in Lead Hazard Control Grant funds over the next 2 years, as well as Lead Hazard Demonstration Grant program funds.

Moving forward in 2011, we expect this will continue the strong efforts that have already taken place, and will protect thousands of Indianapolis children from lead based paint hazards associated with housing. The focus will continue to be low-income rental housing, which produces the most cases of childhood lead poisoning in Indianapolis, as well as single family units where lead-poisonings have occurred, in some cases multiple times.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

Housing continues to be the highest priority for these entitlement programs. In 2011, the City will invest nearly \$7 million in housing activities such as: homeowner repair, creating new opportunities for homeownership, and creating and rehabilitating affordable rental housing. This will be achieved, primarily, at the grass roots neighborhood level by partnerships with community based organizations such as Community Development Corporations.

This Plan includes \$3.6 million to provide housing repairs to over 360 units owned and occupied by households earning less than 80 percent of the area median family income. The City will provide CDBG funds to Community Development Corporations to provide roof replacement, new furnace installation, window replacement, and other repairs necessary to maintain a suitable living condition. These types of repairs will ensure that individuals, particularly the low or fixed-income elderly, are able to remain in their homes.

Another strategy used to accomplish the goal of building stronger neighborhoods is to create new homeownership opportunities. In 2011, HOME funds will be awarded to community-based organizations such as Community Development Corporations to build new houses and to acquire and rehabilitate vacant structures to be sold to low-income families. Funding for 28 units was awarded. Finally, the Indianapolis Neighborhood Housing Partnership and some community development corporations will provide direct homeownership assistance such as down payment assistance or mortgage subsidy to 36 low-income homebuyers.

The Plan includes \$1.6 million of HOME funds for low-income rental units. Additionally, the City will provide funding to economic development and neighborhood empowerment programs and to address vacant unsafe structures, which will also contribute to stronger neighborhoods.

While creating and maintaining quality affordable housing remains the cornerstone of the City's strategy to building stronger neighborhoods, other services must be made available either separately or in direct linkage to housing opportunities so that individuals and families in need may attain a higher level of self-sufficiency. In 2011, a variety of activities that promote self-sufficiency will be undertaken including job readiness, placement, and retention services; senior and youth services; and other support services linked to housing for the homeless and special needs populations. These activities will be implemented as part of a holistic approach that is necessary to achieve the development of Indianapolis communities. In 2011, CDBG, ESG, and

HOPWA funds totaling over \$2 million will be invested to assist families and individuals in attaining the services they need to become more self-sufficient.

A very important part of the City's plan to achieve family self-sufficiency is the Indianapolis Blueprint to End Homelessness. This document was the creation of a broad-based coalition of groups and lays out the strategic plan necessary to end the cycle of homelessness in Indianapolis, and to provide much-needed services to the very poor. The City, in addition to providing assistance to the broader continuum of people living below the Median Family Income (MFI), the City pledges to focus specific support to those people at the very lowest end of that range.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 2 Action Plan Public Housing Strategy response:

The Indianapolis Housing Agency (IHA) functions as the public housing authority for the City of Indianapolis and manages approximately 1,552 public housing units and 7,437 Housing Choice Vouchers (HCV) previously known as Section 8 Vouchers. Extensive efforts to overcome IHA's 2005 "Troubled-housing" designation were successful through the combined efforts and financial resources of the City, Housing Urban Development (HUD) and IHA. Since 2005, IHA has successfully been awarded a \$16 million dollar HOPE VI-Grant to redevelop Brokenburr Trails, a south side property in need of extensive repair now called Red Maple Grove. Five years later, Red Maple Grove now offers the city mixed income rental and homeownership opportunities. IHA has also successfully redeveloped and completed the development of Georgetown Apartment Homes located in the northeast Indianapolis. The mixed income nature of Red Maple Grove and Georgetown Apartment Homes allow IHA to offer affordable housing to a diverse income group while stabilizing neighborhoods.

IHA is also committed to transitioning public housing and HCV participants into fair market rental (FMR) properties and homeownership. Since 2005, IHA has strategically utilized HUD's HCV Homeownership Program resulting in an estimated 150 new homeowners. IHA has further leveraged the resources of City funded Community Development Corporation homeownership programs and Indianapolis Neighborhood Housing Partnership (INHP) homeownership training programs to successfully transition low and moderate income residents to homeownership.

IHA will continue to receive both technical and financial assistance to support their rental and homeownership efforts while assuring the coordination of mutual goals to provide safe, affordable, and quality housing to Indianapolis citizens.

Barriers to Public Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 2 Action Plan Barriers to Affordable Housing response:

Affordability measures the extent to which there are enough housing units of different costs to provide each household with a unit it can afford (based on the 30 percent of income standard). A *barrier to affordable housing* may include any obstacle to securing affordable housing which should be distinguished from an impediment to fair housing choice. Three primary barriers to accessing affordable housing are: 1) Lack of availability of affordable housing, 2) Excessive and costly regulations that are restricting the production and operation of affordable housing for working families, and 3) Poor credit history coupled with inadequate income. Other barriers include lack of knowledge of available programs and resources and lack of financial resources by housing providers.

Although many efforts are underway to address the shortage of affordable housing units, development efforts are countered by the increasing demand for affordable housing due to the rise in unemployment and foreclosure rates. Indiana ranked 16th highest foreclosure rates in the United States while unemployment rates remained around 10% in 2010. To address this challenge in 2011, the City will invest over \$4 million HOME and \$3.4 million CDBG funds to increase and/or maintain access to affordable housing. \$300,000.00 will be provided in down payment assistance (DPA) to bridge the homeownership financing gap to include closing costs and direct mortgage assistance while an additional eight (8) organizations will receive \$834,000.00 for rental rehabilitation of units for those below 80% of median family income (MFI). The CDBG funded entities will assist homeowners in the repair of their homes in an effort to maintain the availability of affordable housing.

To address the second barrier to affordable housing, excessive and costly regulations that restrict the production and operation of affordable housing, the City is strengthening its efforts to be more efficient and work in collaboration with the State of Indiana and other organization that impact the production of affordable housing. Specific efforts are underway to maximize the availability of Neighborhood Stabilization Project (NSP) funding which will result in the production of additional affordable housing. In 2011, the City will commit \$1,270,000.00 in HOME funds for targeted acquisition, rehabilitation and new construction. These monies will support the development of new affordable housing units for homeownership and rental targeting families earning less than 80% of MFI.

Poor credit history coupled with inadequate income, the third major barrier, continues to have a negative effect on those attempting to access affordable housing. Ongoing cost of living increases, unemployment rates, and historical financial mismanagement result in the denial of conventional home purchase loans and access to affordable rental units. To combat this challenge, the City will continue to fund the organizations committed to enhancing the credit worthiness of potential homebuyers through its finance and homebuyer capacity building

programs. The Indianapolis Neighborhood Housing Partnership, Habitat for Humanity and several community development corporations currently provide counseling and other related training to prospective homeowners.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 2 Action Plan HOME/ADDI response:

Down Payment Assistance

The Down Payment Assistance (DPA) Program, administered through the HOME Investment Partnerships Program, provides down payment and closing cost assistance to income eligible buyers. In recent years, this program has made home ownership possible for hundreds of qualifying homebuyers. The continued success of the DPA program along with the growing need for homebuyer assistance programs within the City of Indianapolis is the reason we will partner in 2011 with Indianapolis Housing Partnership (INHP) who will administer the program.

The City's primary partner for DPA efforts, the Indianapolis Neighborhood Housing Partnership, will be awarded approximately \$300,000 to continue their efforts in providing assistance to the majority of qualifying homebuyers in the Indianapolis housing market. INHP provides financial counseling, credit repair and other services to prepare homebuyers for homeownership. INHP will continue to administer the funding through their application process but will work with the other Community Development Corporations and Neighborhood Groups to provide program administration. The goal of this partnership is to provide for more return on the investment of funds by having one source of those funds that also has a proven record of being successful with preparing homeowners to be successful.

Acquisition and Rehabilitation/New Construction

As many as eight organizations will be awarded acquisition for rehabilitation and new construction funding as part of the City's continued effort to address issues of blighted and abandoned properties in the City of Indianapolis. Through strategic, targeted redevelopment and rehabilitation activities the goal is to increase the number of quality affordable housing throughout the City.

In 2011 as much as \$1,634,000 will be invested in a community and economic development strategic plan that will target the areas and properties that will in-turn affect the most change. The City of Indianapolis will take large steps through its reinvestment efforts while simultaneously removing barriers to economic growth through its diverse funding. The planned impact will be increased availability of attractive affordable housing, revived property values, renewed community pride, and safer neighborhoods throughout the City of Indianapolis.

Recapture Provisions for HOME Activities

When a buyer subsidy is provided in the form of a non-forgivable loan of at least \$1,001, alone or in conjunction with a development subsidy, the *Recapture Provision* is to be followed

The HOME Grant Team is to monitor for compliance to make sure that the correct provision and mortgage/note are used for each transaction of a unit by a sub-contractor.

A. The Recapture Provision

1. This provision authorizes the City of Indianapolis to recapture the entire HOME buyer subsidy.

2. The buyer subsidy is needed when a gap exists between what the buyer can afford and the value of the home plus closing costs. The buyer subsidy will be accounted for when the value of the home is reduced to make it affordable (Fair Market Value Reduction), closing costs are paid, down payment assistance is provided, or a credit is provided to the buyer from the amount due to the seller at closing.
3. Project sponsors will be required to initiate a mortgage and promissory note in the amount of the HOME buyer subsidy with the City of Indianapolis, Department of Metropolitan Development as the mortgagor and the homebuyer as the mortgagee.
4. This loan will be a zero percent interest deferred payment loan and in most cases in second position. Loan documents will state that the loan amount is due and payable from available net sale proceeds when the homeowner is no longer the principal resident of the house. Loan documents will specify that if ownership is transferred due to sale of the property, payment shall be made to the City from available net sale proceeds. If the original buyer is in non-compliance at any time, the full loan amount will be immediately due and payable to the City of Indianapolis.
5. The purchaser must occupy the property as their primary residency.
6. The homeowner may sell the property to any willing buyer.

B. Guidelines for Subordinating the City's Loan

The HOME Grant Analyst on behalf of the City of Indianapolis will consider subordinating its' mortgage only if the new mortgage (or refinancing) remains affordable to the homebuyer, the new mortgage payment shall not exceed 30% of the owner's gross monthly income. The City's investment must be secured by the appraised value of the property less all other debts and liens against the property.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 2 Action Plan Special Needs response:

The City anticipates receiving approximately \$16 million in federal resources for four entitlement grants (CDBG, HOME, ESG, and HOPWA) in 2011, along with \$6.4 million in stimulus dollars (HPRP and CDBG-R), which will be leveraged with \$2.3 million in HPRP money from the state of Indiana. The Continuum of Care brings in an expected \$3.4 million in competitive federal funds, to bring the total federal funding to about \$28 million. To maximize the benefits of this funding, it is important to leverage these federal funds with other private, public, state, local and in-kind dollars. In the fiscal year 2011, the City of Indianapolis anticipates leveraging about \$39 million of other funds for programs that work towards the goals outlined in the 2010-2014 Consolidated Plan. HOME funds will exceed the 25 percent match requirements through private funding and project sponsors. ESG grant matching requirements will also be satisfied utilizing funds from other federal, state, and private dollars.

Many homeless families and individuals face both internal and external issues that lessen their ability to obtain and sustain mainstream housing. Internal barriers include, but are not limited to, addiction and substance abuse, mental illness and educational issues. When these problems are coupled with external barriers such as the lack of job training, domestic violence, lack of transportation, difficult access to childcare and a lack of affordable housing, a spiraling cycle of hopelessness and homelessness can occur.

In April 2002, the Coalition for Homelessness Intervention and Prevention (CHIP) released the City of Indianapolis' *Blueprint to End Homelessness*. A 10-year comprehensive plan, the Blueprint identifies five strategies that must be implemented in order to eliminate homelessness in Indianapolis.

- **Goal 1: Address Housing Needs.** Create 1,700 housing units through new construction, rehabilitation and the preservation of existing units for the 0-30 percent MFI population.
- **Goal 2: Prevent Homelessness.** Seek to increase homelessness prevention activities to ensure that individuals who are currently housed remain housed. Implement employment assistance, housing subsidies and other services to help prevent families and individuals from becoming homeless.
- **Goal 3: Improve Access and Coordination of Housing and Services.** Coordinate access to housing and services through a structured,

strengths-based case management. Provide information and referral assistance and 24-hour access to housing and services. Improve coordination of street outreach. Create wet shelters to provide prompt access to treatment for publicly intoxicated individuals. Improve access to transportation and services for non-English speaking individuals. Help families access subsidized childcare and improve access to housing.

- **Goal 4: Enhance Services.** Ensure a continuum of employment services to help the homeless reach economic independence. Improve services for homeless persons with mental illness and substance abuse issues. Assist shelters and day service centers in meeting the needs of the homeless. Improve educational services to youth. Enhance the availability of legal services.

- **Goal 5: Coordinate Services for Special Populations.** Better coordinate service systems, housing, shelter and service delivery to veterans, victims of domestic abuse, children and young adults.

The Blueprint estimates that some 3,500 individuals, including children, are homeless on any given night in Indianapolis. Through the use of Emergency Shelter Grant (ESG), Supportive Housing Program (SHP), and Housing Opportunities for Persons with AIDS (HOPWA) grants, the City is able to assist service providers help and support homeless neighbors become self-sufficient.

Chronic Homelessness and Homelessness Prevention

The City receives approximately \$3.4 million annually through the Continuum of Care (CoC) grant. Awarded to transitional housing programs, permanent housing programs and service organizations throughout Indianapolis, the CoC directly helps to combat homelessness, with a strong focus on chronic homelessness. The *Blueprint* is the driving force behind the City's decisions on which programs to fund under this HUD grant.

With 15,000 people experiencing homelessness each year in Indianapolis, the City of Indianapolis has a large task at hand in order to eliminate chronic homelessness within the community. While it will take far more than the Continuum of Care dollars allotted, the City is diligently acting to achieve its goal to stem the tide of homelessness.

The City continues to work with new and existing community partners to create more permanent supportive housing units, implement a system of care model and expand homelessness prevention efforts. Strides to realize other parts of the plan such as building a wet shelter, expanding the Homeless Management Information System (HMIS) and creating a Housing Database are also underway. Planning, data collection and resource coordination efforts will continue concurrently. The Homelessness Prevention and Rapid Rehousing Program will allow community organizations considerable "breathing room" to quickly house a large number of homeless or at-risk individuals, and focus more on their harder to serve populations.

Discharge Coordination Policy

The City already operates with Discharge Policies for those agencies dealing with fluid populations that transition out of care from agency services, such as the Department of Corrections, Foster Care, and mental health or other health facilities. The City itself cannot set discharge policy for those agencies, but does require all other City-funded and operated housing projects to consider any gaps in service or care that results from the discharge policies of other agencies. The Continuum of Care is once such program that actively takes the discharge policies into consideration. The Continuum of Care Advisory Board will work towards a cohesive community-wide coordinated policy that can be adopted by any number of agencies, programs or projects dealing with the homeless population.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 2 Action Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 2 Action Plan Community Development response:

As part of the City's effort to focus on increased economic development opportunities and slum blight removal, it will coordinate with the City's Brownfield Program and the Abandoned Housing Program to provide the best possible work and living environment for low/moderate income persons. The two programs will work together with \$1.4 million of the Community Development Block Grant (CDBG) Entitlement to decrease crime and increase quality of life for deteriorating neighborhoods. The

Abandoned Buildings Program plans to demolish 450 blighted and unsafe structures in 2011, as well as another 10 structures in targeted blighted areas.

In order to meet the highest areas of Indianapolis' public service needs the City will designate fifteen percent, the highest allowable amount, of its CDBG Entitlement to serving non-housing needs. Of these services all are programs for low/moderate youth, unemployed, seniors, disabled persons, or homeless persons. The above projects all support more stable living and housing environments for communities across Marion County.

Economic development and job creation are major initiatives of Mayor Greg Ballard. While all projects are meant to assist in increased economic development for communities, the City has more specifically allocated \$1,000,000 for economic development within the City for the 2011 grant year. The city has plans to retain 5,000 jobs and to help create 1,000 new jobs over the next year.

The \$1 million allocation will be divided into two areas of funding: \$500,000 will be allocated to a revolving loan program, and the remaining \$500,000 will be allocated to economic development grants which will promote job creation and retention within the City. Although manufacturing, life sciences, logistics, and information technology projects hiring low and moderate-income individuals or hiring within low and moderate-income areas will receive preferred funding, any application for economic development assistance will be considered. The minimum amount that will be considered for a loan will be \$50,000, with at least one job created or retained for every \$20,000 of CDBG funds invested.

In addition to the City's \$1 million economic development fund, the Department of Metropolitan Development will coordinate efforts with several funding partners to see the continual success of the Fostering Commercial Urban Strategies (FOCUS), described below.

Fostering Commercial Urban Strategies

Fostering Commercial Urban Strategies (FOCUS) is an innovative partnership among the Local Initiatives Support Corporation (LISC), the Indianapolis Chamber of Commerce, the Indianapolis Coalition for Neighborhood Development (ICND) and the City of Indianapolis. The mission of the program is to jumpstart commercial revitalization in declining core urban neighborhoods. With the combination of leaders from all facets of development, lending and public agencies, the over-arching goal of the program is to change the systemic approach to commercial development in these neighborhoods. FOCUS will work toward five main goals:

- Goal 1: Develop new ways to market urban areas.
- Goal 2: Increase active commercial development and investment in core neighborhoods.
- Goal 3: Further develop neighborhood expertise and capacity.
- Goal 4: Work to alleviate existing barriers.
- Goal 5: Build sustainability and working models.

During 2003, the City of Indianapolis launched an Economic Development Portal website to assist with the goals of FOCUS and foster more development in the urban core of Indianapolis. The site provides a map-based property search tool to locate properties for sale or lease, online resource guides, local economic development

links, demographic and business data, area amenities and general information about Indianapolis. The portal provides a "one stop shop" for developers seeking a location for their commercial development or business.

In 2011, the City will award \$100,000 of CDBG funds to the Local Initiatives Support Corporation's Façade program to provide exterior repairs to commercial structures located in Indianapolis urban neighborhoods, with a particular focus on core commercial corridors. The funders hope to see seven commercial exteriors improved over the next year. Additionally, the City will award \$50,000 to the Local Initiatives Support Corporation (LISC) to provide technical assistance to community development corporations working on commercial development projects located within the FOCUS corridors. These activities will work towards two of the FOCUS goals: (1) Increase active commercial development and investment in core neighborhoods and (2) work to alleviate existing barriers.

Over the years, public and private partners have worked together to generate many positive changes in Indianapolis neighborhoods. Neighborhood associations, businesses, community development corporations, service agencies and local government have successfully revitalized some of the most distressed areas in Indianapolis. The Indianapolis Neighborhood Resource Center (INRC) and LISC are two agencies that work collaboratively with many of these organizations for a more strategic and focused approach on neighborhood, community and economic development.

Homeowner Repair

In 2011, the City will award local community development corporations with more than \$3.6 million in CDBG funds to provide homeowner repair assistance to 154 qualified homeowners. The City plans to have repaired over 1,300 owner-occupied homes over the next five years, and 600 over the next five years in targeted areas. These funds may be used to cover repair-related costs including those associated with roofs, windows, and major appliance replacement. Homeowners must currently occupy the residence and all property taxes must be paid in full by the time work is to commence. The need for this popular program again exceeded the available funding, but the majority of applicants did receive some funding.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 2 Action Plan Antipoverty Strategy response:

Funding to a variety of programs and projects designed to impact the sources of poverty in our community will continue in 2011. The City has undertaken a holistic approach in its response to homelessness and special needs, complementing its proactive approach to the issue of poverty in general. The City's Anti-Poverty Strategy is designed to impact family, individual and neighborhood self-sufficiency and includes the following: Workforce development and job training, economic development, services to low-income residents, special needs housing and the development and protection of affordable housing stock. The following sections detail parts of the plan that will be addressed through the use of federal entitlement dollars.

Workforce Development

One of the weightiest factors contributing to the problem of poverty is the availability of jobs that pay livable wages. From a study of jobs and the economy, the Indianapolis MSA is recovering from an economic downturn, including job losses. However, similar Midwestern cities have experienced greater losses. The Indianapolis MSA economy is an average job market with average unemployment and average wages for those who are employed. Although the economy is recovering, there are some hurdles yet to cross. As housing development is intricately tied to a successful economy, it is important to consider the economic structure in terms of the elimination of poverty as it relates to housing. To encourage continued growth in the economy, the following strategies have been identified:

- Place low-moderate income persons in jobs;
- Help ensure employment for at least 180 days for persons placed in jobs;
- Create new jobs through new development;
- Improve the appearance of commercial structures through new facades and signage for small businesses.

The strategies of this plan are not solely to support minimum wage jobs. Rather, they are to help businesses and individuals offer and obtain jobs that pay above minimum wage, and as a result help families to achieve self-sufficiency and allow businesses to grow. The City is awarding \$655,000 in CDBG funds to Indianapolis Private Industry Council (IPIC) for a job training, placement and retention service program in 2011. It is expected that 500 individuals will receive assistance.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

In the city's assessment of special needs within the community, it determined that serving those with HIV/AIDS and their families was the highest need in both supportive services and in housing needs. This need was followed by housing needs and supportive services for those with physical and mental disabilities, mental illnesses, those with addictions, and the elderly.

While many special needs individuals are served through the city's federal grant-funded neighborhood, community and low/moderate income public service grants, three programs serving 240 seniors will be awarded \$38,200. Other programs assisting special needs populations are homeowner repair and neighborhood center programs. The city will also utilize \$27,000 of its Community Development Block

Grant specifically for those with physical or mental disabilities, serving a total of 166 persons.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 2 Action Plan HOPWA response:

The City has addressed the issue of people at-risk of homelessness who have HIV/AIDS by implementing a number of strategies designed to provide both housing and supportive services to work towards self-sufficiency. Three agencies were identified to receive funding from Housing Opportunities for People with AIDS

(HOPWA), a federal grant source that provides housing assistance to low income persons medically diagnosed with HIV/AIDS and their families.

- **Damien Center's** Housing Assistance Program serves the function of placing HIV-positive men, women and children in safe affordable housing of choice, incorporating a philosophy of empowerment instead of enabling, where recipients of rental assistance are provided critical skills necessary to begin the path toward gaining self-sufficiency. They will receive \$625,336 in 2011.
- **Bloomington Hospital's** Positive Link program increases access to safe, affordable housing for people infected with HIV/AIDS and living in Brown, Morgan and other surrounding counties. They will receive \$126,515 in 2011.
- **Concord Center's** Neighborhood Care Coordination Project is to assist those living with HIV/AIDS with the coordination of a wide variety of health and social services in their own neighborhood by helping those in need locate or create, coordinate, monitor and facilitate access to the full range of HIV related health and human services. They will receive \$127,166 in 2011.

The contact person for these projects is:

Erica Aquila, Assistant Administrator
200 E. Washington Street, Room 2042
Indianapolis, IN 46204
Erica.Aquila@indy.gov
(317) 327-5444

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 2 Specific HOPWA Objectives response:

In this Action Plan, the City of Indianapolis has identified three areas of need regarding persons living with HIV/AIDS, as well as their families:

2010-2014 Consolidated Plan Goal: Support the needs of persons living with HIV/AIDS and their families.

Strategy 1: To provide supportive services, including housing counseling, to 160 persons living with HIV/AIDS.

Strategy 2: To provide housing placement services to 40 persons living with HIV/AIDS.

Strategy 3: To provide rent and utility assistance to 480 persons living with HIV/AIDS. 80 of whom will receive tenant-based rental assistance and 400 will receive short-term rent, mortgage and/or utility assistance.

HOPWA provides a very significant portion of money to enable our community's organizations to deliver on these goals. But all of our agencies are able to leverage funds like the Ryan White Fund, tenants paying a portion of rent, as well as other private sources of program leveraging.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Organization Name		Funding Source	Project Description	Activity	Proposed Funding	HUD Objective/Outcome
Stabilize distressed neighborhoods through targeted development.						
A. Targeted Homeowner Repair						
Mapleton-Fall Creek CDC	CDBG	Provide repairs to 5 owner-occupied units located in the southeast portion of the MFC area that are part of their NSP1 project.	Homeowner Repair	\$ 80,000	Sustainability for the purpose of creating decent affordable housing.	
United North East Community Development Corporation (UNECDC)	CDBG	Provide repairs to 5 owner-occupied units located in their target area.	Homeowner Repair	\$ 72,000	Sustainability for the purpose of creating decent affordable housing.	
Riley Area Development Corporation	CDBG	Provide repairs to 8 owner-occupied units located in the St. Clair Place neighborhood as part of NSP1.	Homeowner Repair	\$ 68,000	Sustainability for the purpose of creating decent affordable housing.	
B. Rehab for rental 31-80% MFI					\$ 220,000	
Targeted Homeowner Repair Total						
Amistad	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 141,000	Availability/Accessibility for the purpose of creating decent affordable housing.	
Partners in Housing Development Corporation	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 136,500	Availability/Accessibility for the purpose of creating decent affordable housing.	
Southeast Neighborhood Development	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 86,500	Availability/Accessibility for the purpose of creating decent affordable housing.	
Westside Community Development Corporation	CDBG	Provide repairs to 60 rental units.	Rental Rehabilitation	\$ 34,000	Availability/Accessibility for the purpose of creating decent affordable housing.	
Hawthorne Community Center	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 83,500	Availability/Accessibility for the purpose of creating decent affordable housing.	
Mapleton-Fall Creek CDC	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 121,500	Availability/Accessibility for the purpose of creating decent affordable housing.	
King Park Area Development Corporation	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 120,000	Availability/Accessibility for the purpose of creating decent affordable housing.	
Spanish Oaks	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 111,000	Availability/Accessibility for the purpose of creating decent affordable housing.	
Other Affordable Rental Housing	HOME	Provide funding for the development of rental units affordable to persons at or below 80%MFJ.	Rental	\$ 800,000	Availability/Accessibility for the purpose of creating decent affordable housing.	
C. Homeownership-Strategic Development New Construction					\$ 1,634,000	
Rental 31-80% Total						
Mapleton-Fall Creek CDC	HOME	Construct 3 new homes for homeownership.	New Construction	\$ 120,000	Affordability for the purpose of creating decent affordable housing.	
King Park Area Development Corporation	HOME	Construct 2 new homes for homeownership.	New Construction	\$ 80,000	Affordability for the purpose of creating decent affordable housing.	
West Indianapolis Development Corporation/Howard Street	HOME	Construct 2 new homes for homeownership.	New Construction	\$ 80,000	Affordability for the purpose of creating decent affordable housing.	
Riley Area Development Corporation	HOME	Construct 2 new homes for homeownership.	New Construction	\$ 80,000	Affordability for the purpose of creating decent affordable housing.	
East 10th Street Civic Association	HOME	Construct 2 new homes for homeownership.	New Construction	\$ 80,000	Affordability for the purpose of creating decent affordable housing.	

Organization Name	Funding Source	Project Description	Activity	Proposed Funding	HUD Objective/Outcome
Southeast Neighborhood Development (SEND)	HOME	Construct 2 new homes for homeownership.	New Construction	\$ 80,000	Affordability for the purpose of creating decent affordable housing.
D. Rehab for Homeownership: Acq.-Rehab.		<i>New Construction Total</i>		<i>\$ 520,000</i>	
Southeast Neighborhood Development	HOME	Acquire and rehabilitate 4 units for homeownership	Acquisition/Rehabilitation	\$ 200,000	Affordability for the purpose of creating decent affordable housing.
Near North Development Corporation (NNDC)	HOME	Acquire and rehabilitate 3 units for homeownership.	Acquisition/Rehabilitation	\$ 150,000	Affordability for the purpose of creating decent affordable housing.
Riley Area Development Corporation	HOME	Acquire and rehabilitate 3 units for homeownership.	Acquisition/Rehabilitation	\$ 150,000	Affordability for the purpose of creating decent affordable housing.
Community Alliance of the Far Eastside (CAFE)	HOME	Acquire and rehabilitate 3 units for homeownership.	Acquisition/Rehabilitation	\$ 150,000	Affordability for the purpose of creating decent affordable housing.
West Indianapolis Development Corporation/Morris & Lambert	HOME	Acquire and rehabilitate 1 unit for homeownership.	Acquisition/Rehabilitation	\$ 50,000	Affordability for the purpose of creating decent affordable housing.
West Indianapolis Development Corporation/New Section	HOME	Acquire and rehabilitate 1 unit for homeownership.	Acquisition/Rehabilitation	\$ 50,000	Affordability for the purpose of creating decent affordable housing.
Support Housing stabilization efforts throughout Marion County		<i>Rehab for Ownership Total</i>		<i>\$ 750,000</i>	
A. Homeowner Repair					
Mapleton-Fall Creek CDC	CDBG	Provide repairs to 19 owner-occupied units.	Homeowner Repair	\$ 270,000	Sustainability for the purpose of creating decent affordable housing.
Riley Area Development Corporation	CDBG	Provide repairs to 20 owner-occupied units.	Homeowner Repair	\$ 270,000	Sustainability for the purpose of creating decent affordable housing.
Westside Community Development Corporation	CDBG	Provide repairs to 17 owner-occupied units.	Homeowner Repair	\$ 255,000	Sustainability for the purpose of creating decent affordable housing.
King Park Area Development Corporation	CDBG	Provide repairs to 17 owner-occupied units.	Homeowner Repair	\$ 255,000	Sustainability for the purpose of creating decent affordable housing.
Crooked Creek CDC	CDBG	Provide repairs to 20 owner-occupied units.	Homeowner Repair	\$ 255,000	Sustainability for the purpose of creating decent affordable housing.
Southeast Neighborhood Development	CDBG	Provide repairs to 24 owner-occupied units.	Homeowner Repair	\$ 255,000	Sustainability for the purpose of creating decent affordable housing.
Martindale Brightwood Community Development Corporation	CDBG	Provide repairs to 21 owner-occupied units.	Homeowner Repair	\$ 200,000	Sustainability for the purpose of creating decent affordable housing.
West Indianapolis Development Corporation	CDBG	Provide repairs to 20 owner-occupied units.	Homeowner Repair	\$ 170,000	Sustainability for the purpose of creating decent affordable housing.
Concord Community Development Corporation	CDBG	Provide repairs to 15 owner-occupied units.	Homeowner Repair	\$ 168,800	Sustainability for the purpose of creating decent affordable housing.
United Northwest Development Corporation/World Changers	CDBG	Provide repairs to 22 owner-occupied units.	Homeowner Repair	\$ 120,000	Sustainability for the purpose of creating decent affordable housing.
United Northwest Development Corporation	CDBG	Provide repairs to 22 owner-occupied units.	Homeowner Repair	\$ 120,000	Sustainability for the purpose of creating decent affordable housing.

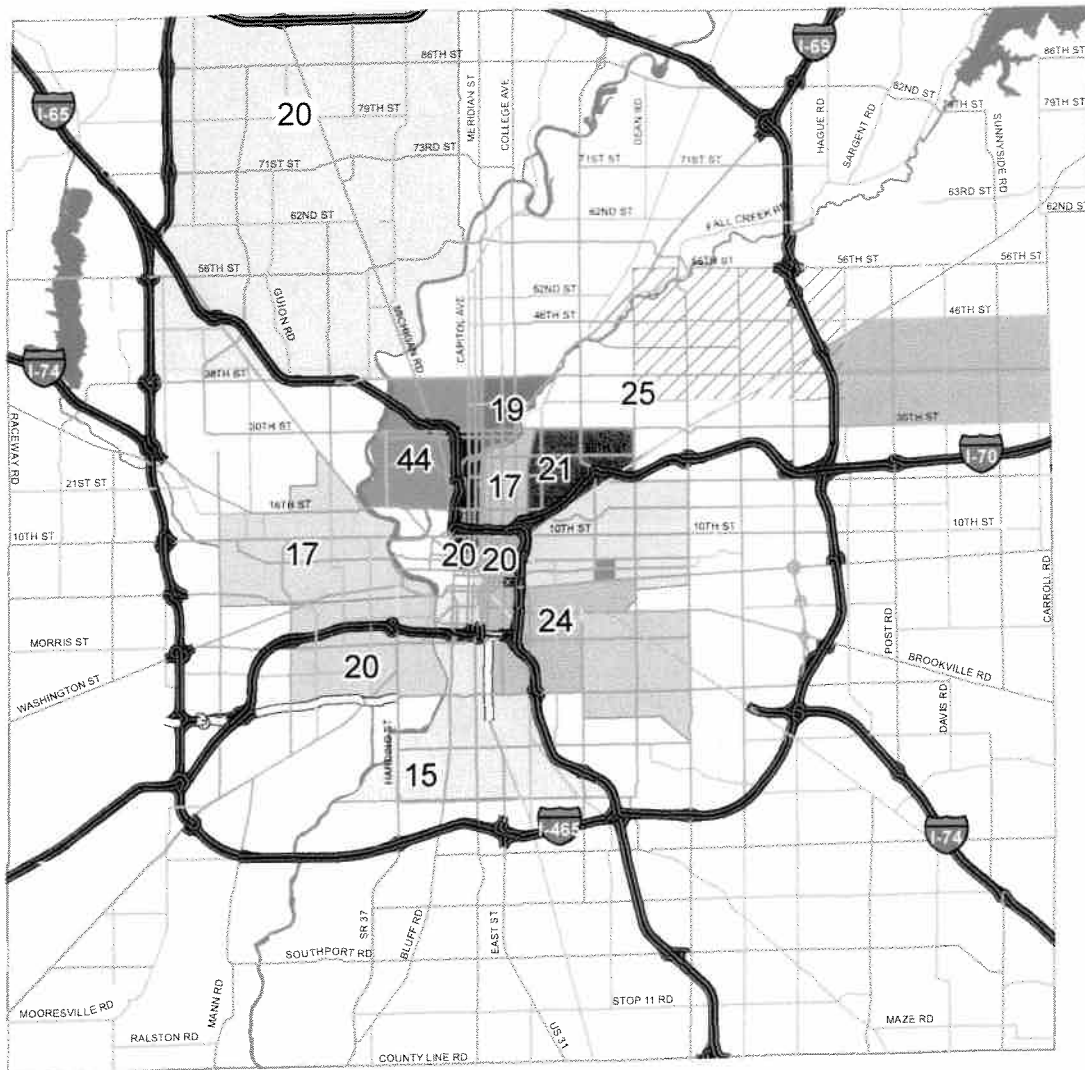
Organization Name		Funding Source	Project Description	Activity	Proposed Funding	HUD Objective/Outcome
United North East Community Development Corporation (UNECDC)		CDBG	Provide repairs to 25 owner-occupied units.	Homeowner Repair	\$ 240,000	Sustainability for the purpose of creating decent affordable housing.
Near North Development Corporation (NNDC)		CDBG	Provide repairs to 20 owner-occupied units.	Homeowner Repair	\$ 212,000	Sustainability for the purpose of creating decent affordable housing.
Other Homeowner Repair Activities/Emergency Homeowner Repair		CDBG	Provide repairs to owner-occupied units.	Homeowner Repair	\$ 653,400	Sustainability for the purpose of creating decent affordable housing.
B. Downpayment Assistance					\$ 3,444,200	
Indianapolis Neighborhood Housing Partnership		HOME	Provide downpayment assistance to low-income homeowners.	Downpayment Assistance	\$ 300,000	Affordability for the purpose of creating decent affordable housing.
Total Downpayment Assistance					\$ 300,000	
C. Unsafe Building/Demolition Program		CDBG	Provide funding for the demolition of blighted structures.	Unsafe Building	\$ 1,250,000	Sustainability for the purpose of creating suitable living environments.
Unsafe Building/Demolition Program Total					\$ 1,250,000	
D. Brownfields Program		CDBG	Provide funding for the City Brownfield Program.	Brownfield	\$ 150,000	Sustainability for the purpose of creating suitable living environments.
Brownfields Program Total					\$ 150,000	
Encourage economic development activities and efforts in the community						
A. Employment Services						
Indianapolis Private Industry Council		CDBG	Workforce Development	Economic Development	\$ 655,000	Availability/Accessibility for the purpose of creating economic opportunities.
Total Employment Services					\$ 655,000	
A. Youth Services						
Summer Youth Program Fund		CDBG	Provide youth services to low/moderate income families.	Public Services-Youth	\$ 100,000	Availability/Accessibility for the purpose of creating suitable living environments.
Youth Services Total					\$ 100,000	
B. Façade Improvements						
Local Initiative Support Corporation		CDBG	Provide exterior improvements to commercial façades.	Façade Improvement	\$ 100,000	Availability/Accessibility for the purpose of creating economic opportunities.
Façade Total					\$ 100,000	
C. Economic Development Activities						
Mapleton-Fall Creek CDC		CDBG	Micro-enterprise funding	Economic Development	\$ 190,000	Availability/Accessibility for the purpose of creating economic opportunities.
King Park Area Development Corporation		CDBG	Micro-enterprise funding	Economic Development	\$ 90,000	Availability/Accessibility for the purpose of creating economic opportunities.
Revolving Loan Fund		CDBG	Micro-enterprise funding	Economic Development	\$ 500,000	Availability/Accessibility for the purpose of creating economic opportunities.
Other Economic Development Initiatives		CDBG	Micro-enterprise funding	Economic Development	\$ 500,000	Availability/Accessibility for the purpose of creating economic opportunities.

Organization Name	Funding Source	Project Description	Activity	Proposed Funding	HUD Objective/Outcome
<i>Economic Development Total</i>				\$ 1,280,000	
Prevent homelessness through the support and operations of programs that serve very low income residents.					
A. Neighborhood Services					
John H. Boner Community Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
CAFÉ	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Christamore House	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Concord	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Edna Martin Christian Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Fay Biccard Glick Neighborhood Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Flanner House	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Forest Manor Multi-Service Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Forest Manor/Kennedy King Multi-Service Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 24,000	Availability/Accessibility for the purpose of creating suitable living environments.
Hawthorne Community Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
La Plaza	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Martin Luther King Multi-Service Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Mary Rigg	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 28,000	Availability/Accessibility for the purpose of creating suitable living environments.
Southeast Multi-Service Center	CDBG	Provide support services to low/moderate-income residents within service area.	Public Service	\$ 388,000	Availability/Accessibility for the purpose of creating suitable living environments.
B. Homelessness Prevention Services					
Dayspring Center	CDBG	Provide case management to families to help prevent homelessness.	Public Service	\$ 9,000	Availability/Accessibility for the purpose of creating suitable living environments.
John H. Boner Center	CDBG	Provide case management to families to help prevent homelessness.	Public Service	\$ 13,800	Availability/Accessibility for the purpose of creating suitable living environments.
Family Service of Central Indiana, Inc. Breaking Free	CDBG	Provide support services to victims of domestic violence.	Public Service	\$ 15,000	Availability/Accessibility for the purpose of creating suitable living environments.

Organization Name		Funding Source	Project Description		Activity	Proposed Funding	HUD Objective/Outcome
Volunteers of America		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 15,800	Availability/Accessibility for the purpose of creating suitable living environments.
Noble of Indiana		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 15,800	Availability/Accessibility for the purpose of creating suitable living environments.
Family Service of Central Indiana, Inc.		CDBG	Provide case management services to seniors.		Public Service	\$ 15,700	Availability/Accessibility for the purpose of creating suitable living environments.
Damar Services		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 11,200	Availability/Accessibility for the purpose of creating suitable living environments.
Gennesaret Free Clinic, Inc.		CDBG	Provide case management services to men in the Health Recovery Program.		Public Service	\$ 15,700	Availability/Accessibility for the purpose of creating suitable living environments.
Trusted Mentors		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 12,100	Availability/Accessibility for the purpose of creating suitable living environments.
Julian Center		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 8,100	Availability/Accessibility for the purpose of creating suitable living environments.
Coburn Place Safehaven II, Inc.		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
Concord Neighborhood Center		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
Flanner House		CDBG	Provide case management services to seniors.		Public Service	\$ 7,500	Availability/Accessibility for the purpose of creating suitable living environments.
Flanner House		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
Community Alliance of the Far Eastside (CAFE)		CDBG	Provide case management to families to help prevent homelessness.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
Decrease homelessness through support of homeless projects.							
A. Homeless Services							
HealthNet, Inc.- Homeless Initiative Program		CDBG	Provide support services to homeless clients.		Public Service	\$ 21,000	Availability/Accessibility for the purpose of creating suitable living environments.
HealthNet, Inc.- Homeless Initiative Program		CDBG	Provide housing services to homeless individuals.		Public Service	\$ 15,800	Availability/Accessibility for the purpose of creating suitable living environments.
Midtown Community Mental Health Center Continuum of Care Project		CDBG	Provide support services to homeless clients.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
Salvation Army		CDBG	Provide childcare services to homeless clients.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
Schools on Wheels Corp. Tutors in Action		CDBG	Provide tutoring to homeless children.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
Schools on Wheels Corp. Ignite Learning		CDBG	Provide education awareness classes to parents of homeless children.		Public Service	\$ 10,500	Availability/Accessibility for the purpose of creating suitable living environments.
B. Emergency Shelter Grant							
Homeless Services Total						\$ 78,800	

Organization Name		Funding Source	Project Description		Activity	Proposed Funding	HUD Objective/Outcome
Indianapolis Neighborhood Resource Center		CDBG	Provide technical assistance/leadership training to neighborhood groups		Technical Assistance	\$ 50,000	Affordability for the purpose of creating economic opportunities.
		CDBG	Provide funding to support the database for community development statistics and information (SAVI).		Technical Assistance	\$ 25,000	Affordability for the purpose of creating economic opportunities.
		CDBG	Provide technical assistance to CDCs working on commercial development within FOCUS corridors.		Technical Assistance	\$ 50,000	Affordability for the purpose of creating economic opportunities.
Local Initiative Support Corporation		CDBG				\$ 188,000	
Other Initiatives Total							
Planning and Administrative							
Community Housing Development Organization (CHDO) Operating		HOME	Provide CHDO operating support.		CHDO Reserve	\$ 150,000	
		CDBG	Payment of Section 108 Loan to HUD		Repayment of Section 108 Loan	\$ 406,000	
		CDBG	General program administration related to land disposition.		Planning and Admin.	\$ 40,000	
Keystone Enterprise Park		CDBG					
		HOME, ESG, HOPWA	Provide funding for city planning and grant administration.		Planning and Admin.	\$ 2,495,672	
General Program Administration						\$ 3,091,672	
Administration Total							

CDBG Homeowner Repair Units

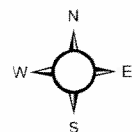
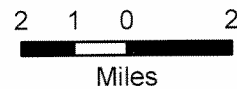


Legend

Community Development Corporations

NAME

- COMMUNITY ALLIANCE FOR THE FAR EASTSIDE
- CONCORD COMMUNITY DEVELOPMENT CORPORATION
- KING PARK AREA DEVELOPMENT CORPORATION
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- Devington Community Development Corporation
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- Marion County



September 30, 2010

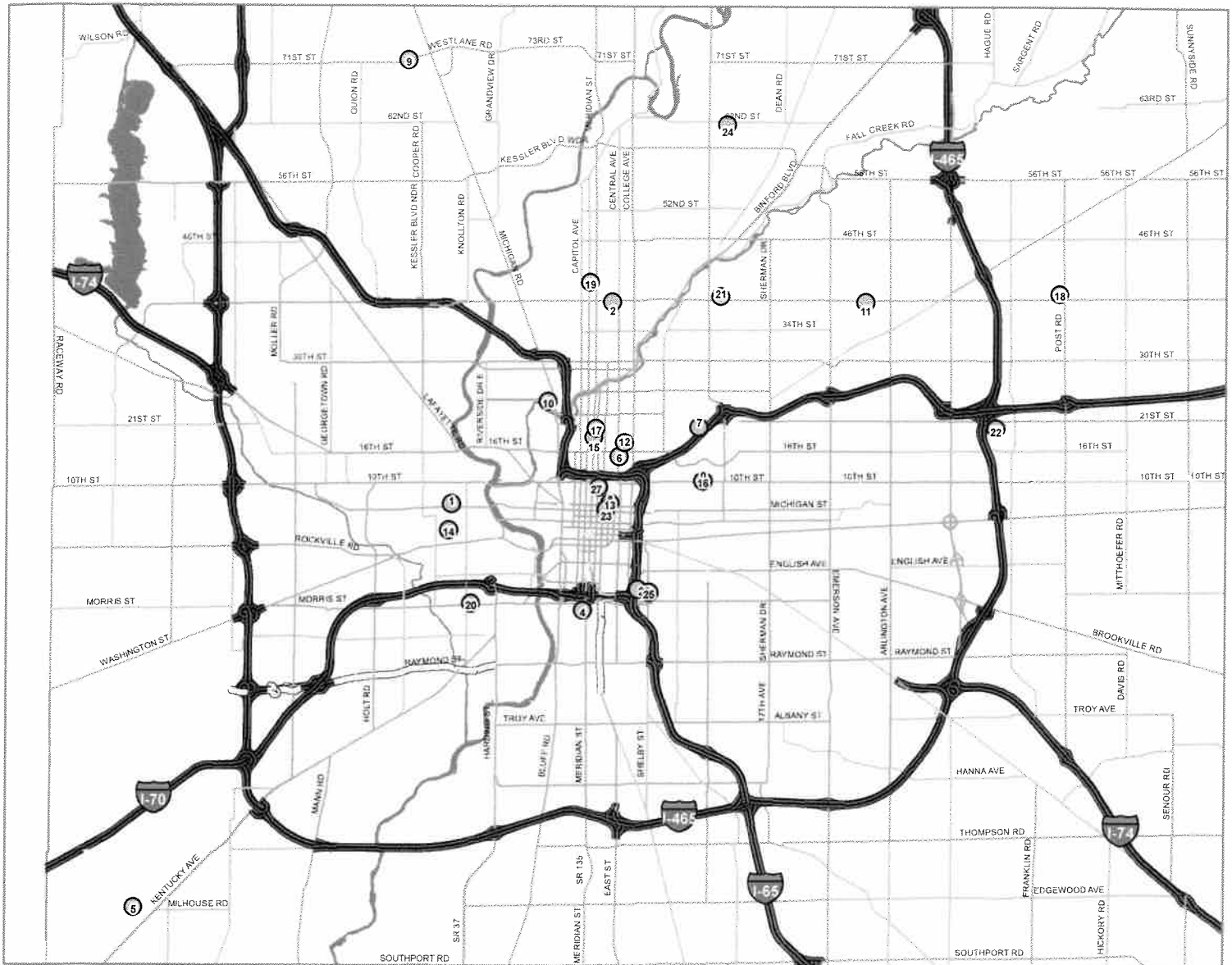
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Source: Marion County GIS, Division of Community Economic Development

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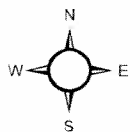
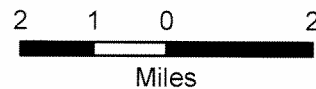
CDBG - Public Services



Legend

CDBG - Public Services

- | | |
|---|--|
| 1 - Christamore House | 15 - HealthNet, Inc. - Homeless Initiative Program |
| 2 - Coburn Place Safehaven II, Inc. | 16 - John H. Boner Center |
| 3 - Community Alliance of the Far Eastside (CAFE) | 17 - Julien Center |
| 4 - Concord Neighborhood Center | 18 - La Plaza |
| 5 - Damar Services | 19 - Martin Luther King Multi-Service Center |
| 6 - Dayspring Center | 20 - Mary Rigg |
| 7 - Edna Martin Christian Center | 21 - Midtown Community Mental Health |
| 8 - Family Service of Central Indiana, Inc. | 22 - Noble of Indiana |
| 9 - Fay Beccard Glick Neighborhood Center | 23 - Salvation Army |
| 10 - Flanner House | 24 - Schools on Wheels Corp |
| 11 - Forest Manor Multi-Service Center | 25 - Southeast Multi-Service Center |
| 12 - Forest Manor/Kennedy King Multi-Service Center | 26 - Trusted Mentors |
| 13 - Genesee/Free Clinic, Inc. | 27 - Volunteers of America |
| 14 - Hawthorne Community Center | Manon County |



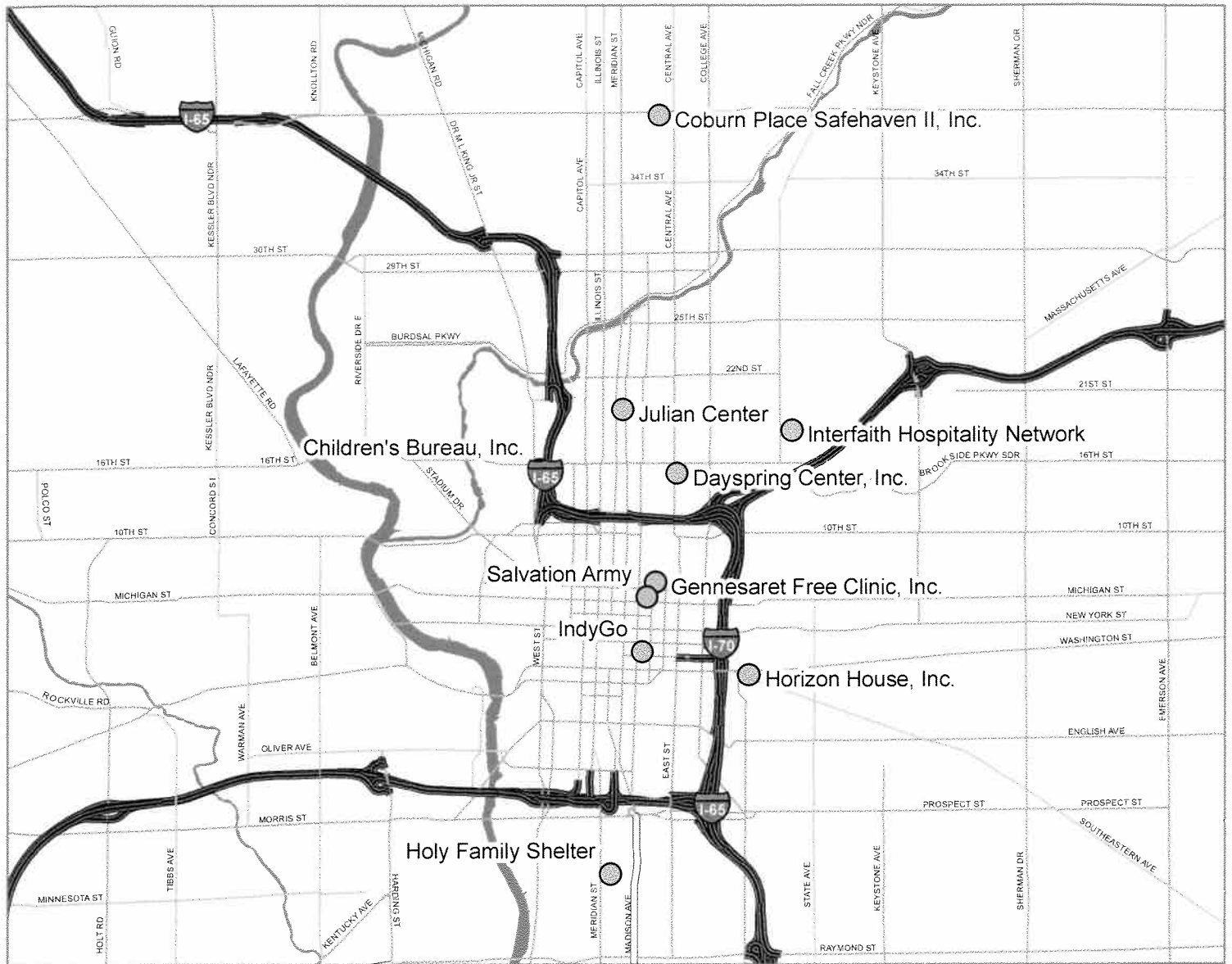
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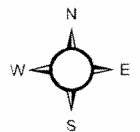
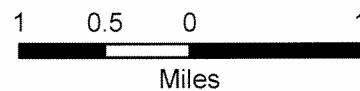
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Homelessness Prevention & Essential Services ESG



Legend

-  ESG Services
-  Marion County



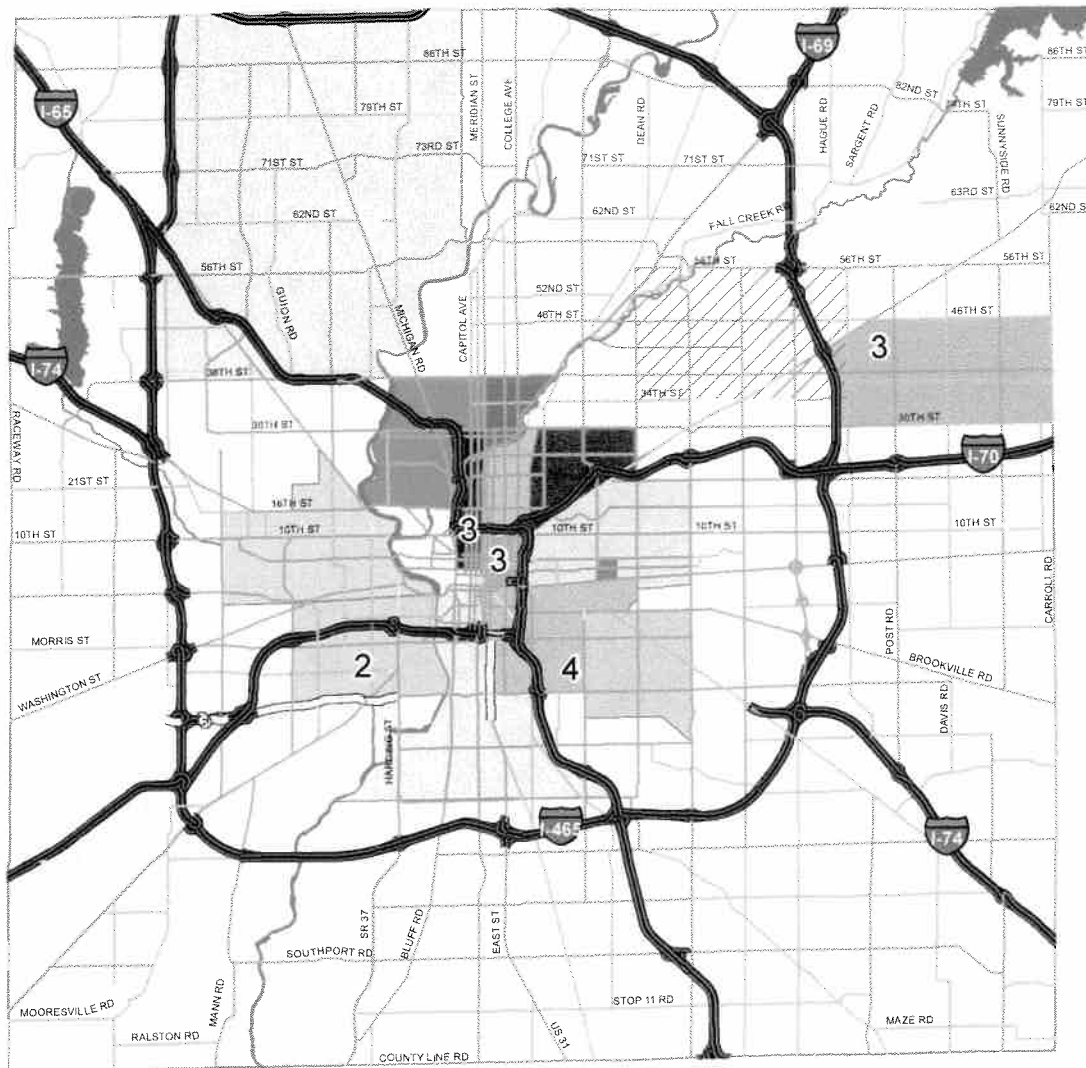
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HOME Program - Acquisition/Rehab Units

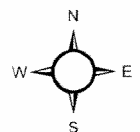
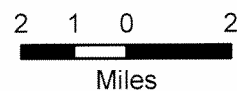


Legend

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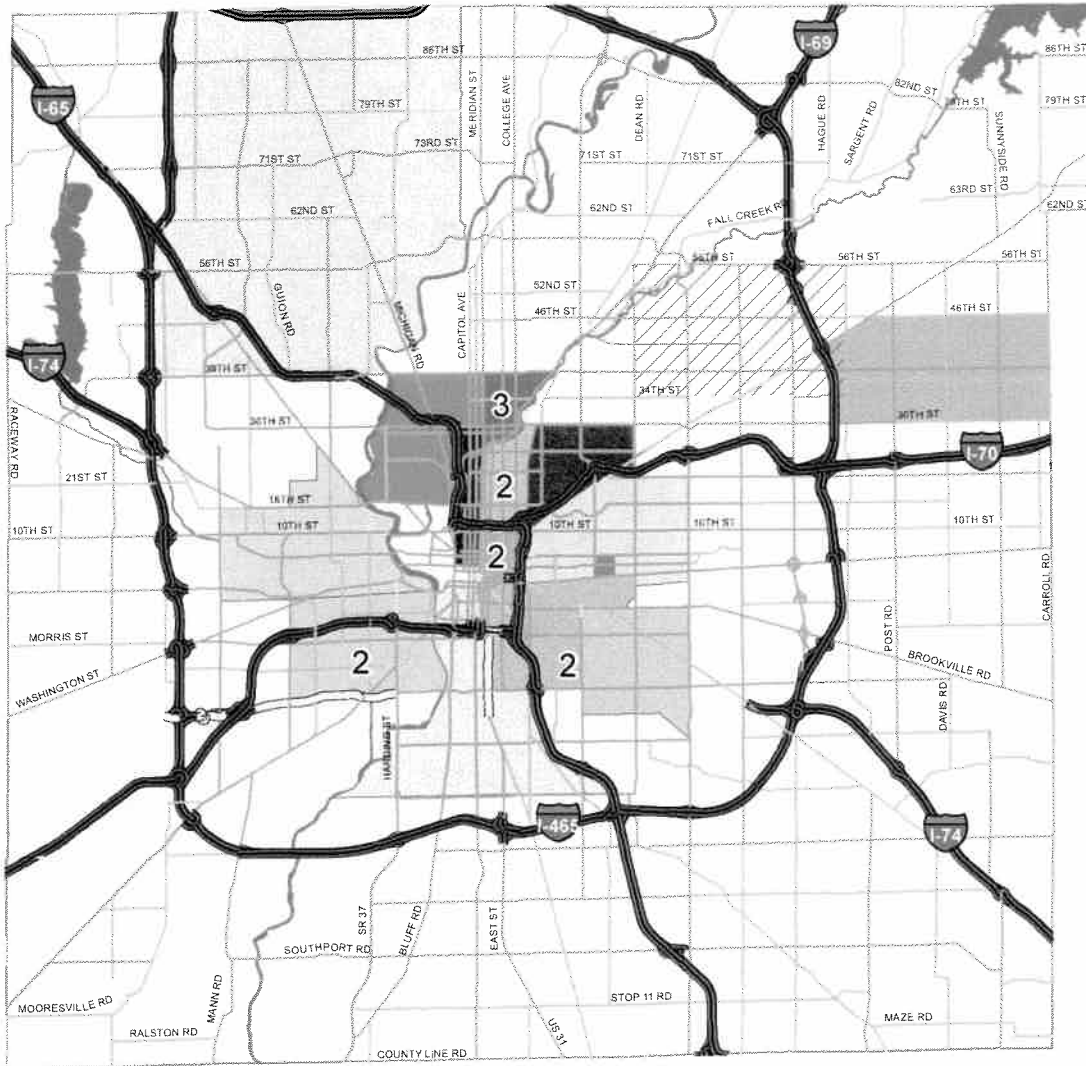
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HOME Program - New Construction Units



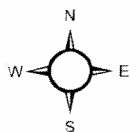
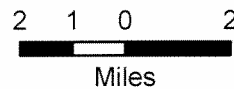
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East 10th Street Civic Association (2 units)



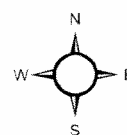
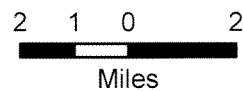
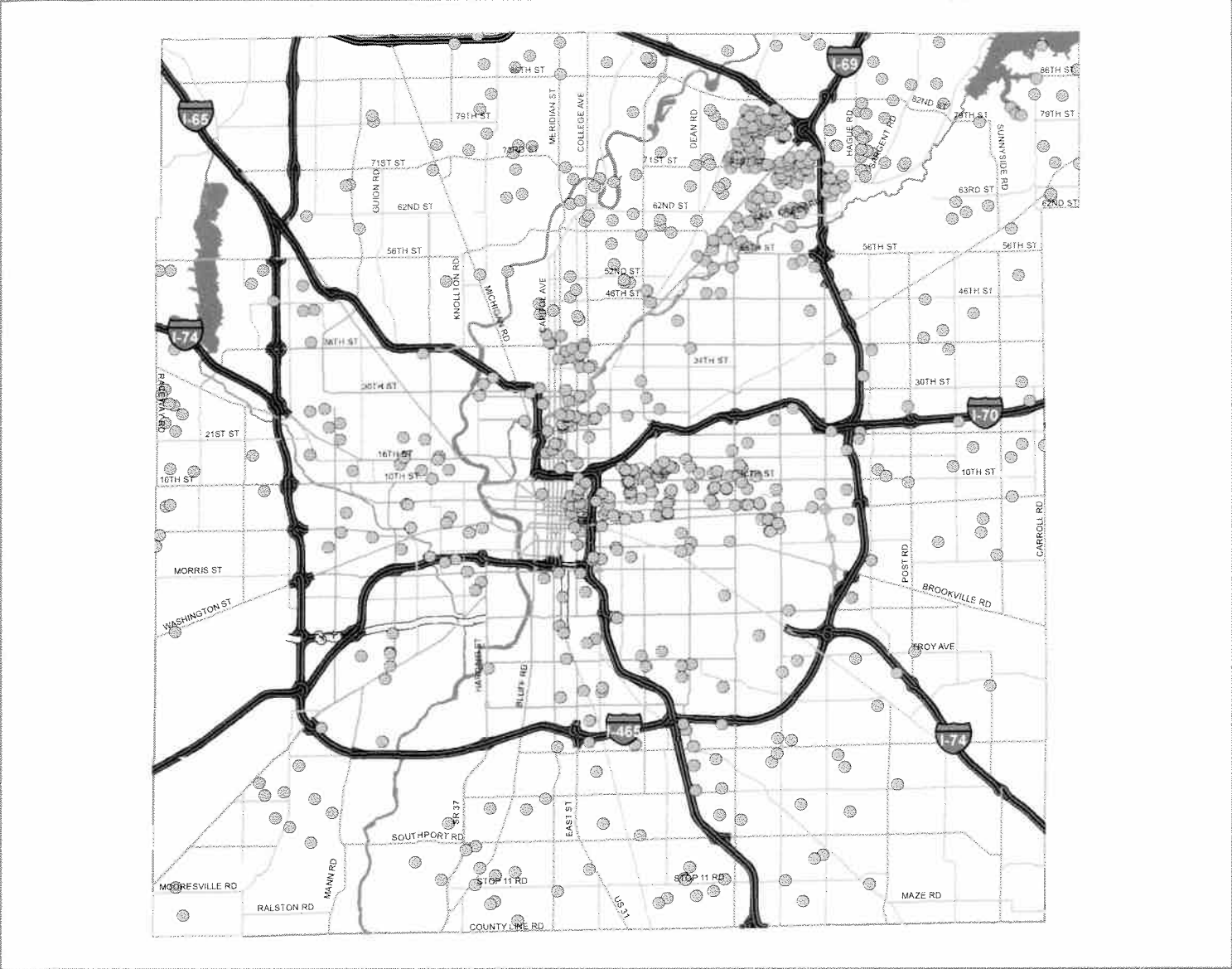
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Survey Respondents



September 30, 2010

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